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Introduction to the Medway LDF

Spatial Planning in Medway

In September 2004, the Government introduced a new development planning system which requires all local planning authorities to produce spatial development plans that are much more corporate and are expressly linked with other appropriate strategies; in particular the Community Strategy. These new style plans need to reflect the Government's requirement that spatial plans should be more wide-ranging and inclusive in their approach than was possible in existing development plans.

The Planning Officers' Society's "Policies for Spatial Plans" which was published in July 2005, recognised that there are many definitions of 'spatial planning', yet many people in local planning authorities are unclear about its essential meaning. Spatial planning is quite different from traditional land-use planning and requires different ways of working but, thankfully, there are no fundamental new skills required by policy planners to construct policies for spatial plans.

The guide also summarises some of the key characteristics of spatial planning:

> "Traditional land-use planning has an approach to development that focuses upon the regulation and control of land. Spatial planning has a wider, more inclusive, approach and it aims to ensure the best use of land by weighing-up competing demands. It is still concerned with the physical aspects of location and land use but by taking account of economic, social and environmental matters, it considers aspects that influence space as well as place. These aspects may include access and movement (as now), health, education, employment, crime prevention etc. By bringing together such a wide range of factors, spatial planning becomes a key delivery mechanism for achieving sustainable development".

The new system

Part 2 of the Planning and Compulsory Purchase Act 2004 (PCPA) establishes a new system of local development planning. It applies only to England. Local planning of the development and use of land within an area is presently dealt with by the preparation of local plans, unitary development plans and structure plans. Part 2 provides that these plans will be replaced by the preparation of local development documents (LDDs). Part 2 also provides that mineral and waste planning authorities are to prepare comparable documents dealing with mineral and waste development planning (in the form of mineral and waste development documents).

The Act abolishes Structure Plans and replaces Regional Planning Guidance with Regional Spatial Strategies. It also provides for the replacement of local plans and unitary development plans with a single form of plan (local development frameworks (LDFs)) prepared under the auspices of a local

development scheme (LDS). Local development frameworks will contain a number of Local Development Documents and a statement of community involvement, which will set out the local planning authority's policies on how and when the public can expect to be involved in the preparation of local development documents and significant planning applications.

The Local Development Framework:

- Takes account of national, regional and strategic planning policies;
- Identifies sites for, and requirements of, major development;
- Provides the framework of policies for assessing all planning applications;
- Enables infrastructure and service providers to bring forward their services when needed by new development;
- Enables the public to be fully involved in developing local policies and proposals.

The Local Development Framework will consist of a portfolio of documents instead of a single local plan. These documents will be divided into two groups:

- development plan documents, which will be subject to public examination by an independent inspector and
- supplementary planning documents, which will not need to be subject to a public examination.

The composition of the Local Development Framework as a series of documents allows it to be kept up to date, as those parts of the plan that require review or replacement can be changed without requiring a review of the entire plan. However, it is important that the documents that make up the Local Development Framework are read alongside each other, for example, the Area Action Plans are concerned with locationally specific issues within the policy framework of the Core Strategy which provide authority-wide policy.

The development plan documents will consist of the following:

- The Core Strategy: this will contain the vision and strategic objectives for the area, it will not be site specific and will contain general policies

- Site Specific Allocations: this will identify sites which are allocated for specific uses;

- Action Area Plans: these will apply to key areas of opportunity, change or conservation

- Proposals Map: this will illustrate, on an ordnance survey base, all the policies and proposals contained in the other documents;

- Development Control Policies: this will consist of a limited number of policies which set out the criteria against which planning applications will be considered.

The Government has attempted to minimise transitional costs by allowing current plans under preparation to continue to adoption, ensuring that work done in their preparation is not wasted. These plans will continue as the development plan (be “saved”) for at least three years beyond their adoption or approval. Plans which have already been adopted or approved as at commencement will also be 'saved' for at least three years from that date.

A fundamental component of the new spatial planning system is Sustainability Appraisal. Section 39 of the Planning and Compulsory Purchase Act 2004 requires local development documents to be prepared with a view to contributing to the achievement of sustainable development. At the same time, local planning authorities must comply with European Union Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Sustainability appraisal is as a systematic and iterative appraisal process, which incorporates the requirements of the Strategic Environmental Assessment Directive. The main purpose of sustainability appraisal is to appraise the social, environmental and economic effects of plan strategies and policies, from the outset of the preparation process, so that decisions can be made that accord with the objectives of sustainable development. Local planning authorities, in preparing local development documents must fulfill the minimum requirements of sustainability appraisal.

Another key component of the new system is the statutory production of an Annual Monitoring Report (AMR). Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the local development scheme (LDS) and the extent to which the policies set out in local development documents are being achieved. The AMR needs to look at statistical survey periods for monitoring and these are tied to the financial year.

The Medway Approach

Eventually the Local Development Framework (LDF) for Medway will replace the existing Local Plan, which was adopted in May 2003. It is being prepared under the new government legislation for development plans. The LDF comprises a number of Development Plan Documents (DPDs) that set out policies and proposals for the development and use of land in the district; the first DPDs cover the period to 2021. The LDF includes a vision for the future of Medway and objectives and targets, which developments must meet to secure that vision. Once adopted, planning applications and other decisions will be made in accordance with it.

The Local Development Framework will form part of the Development Plan for Medway. The Development Plan is made up of those plans which have been

statutorily adopted and which cover the authority. The Medway Development Plan is currently:

- Kent Structure Plan 1996 (this will be replaced by the Kent & Medway Structure Plan (once adopted in 2006))
- Kent Minerals Local Plan: Brickearth 1986
- Kent Minerals Local Plan: Construction Aggregates 1993
- Kent Minerals Local Plan: Chalk & Clay 1997
- Kent Minerals Local Plan: Oil & Gas 1997
- Kent Waste Local Plan 1998
- Regional Planning Guidance for the SE (RPG9)

These are all 'saved plans' under the new plan making system under the transitional provisions of the Planning and Compulsory Purchase Act 2004 and will be saved until at least September 2007.

As a unitary authority, Medway is tasked with the production of a Minerals and Waste Development Framework for its area and this is being incorporated within the Council's LDF production rather than being produced as a stand-alone document.

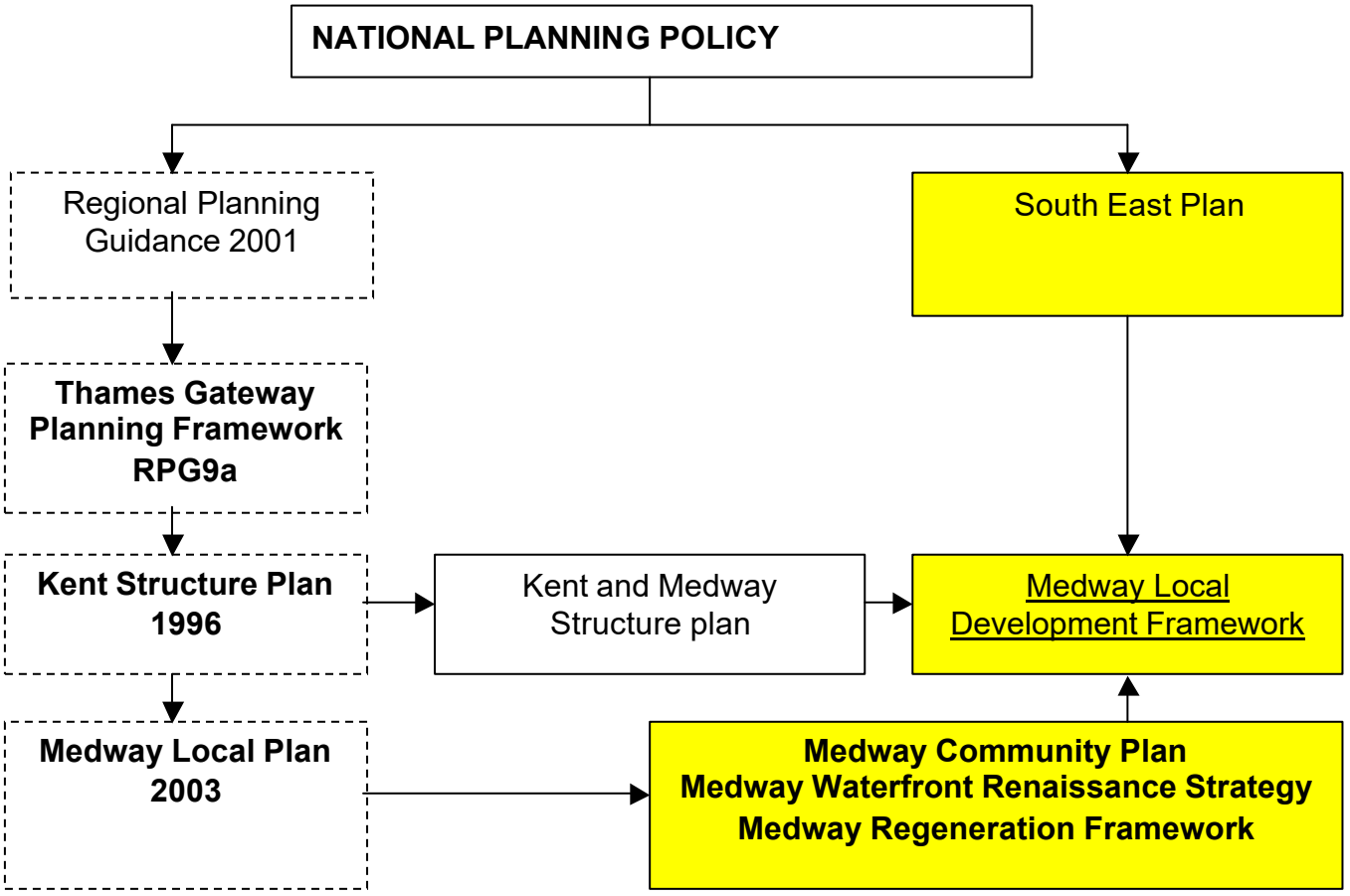
The documents being prepared in an initial tranche are:

- Core Strategy Development Plan Document (DPD)
- Housing and mixed-use DPD
- Chattenden AAP
- Proposals Map - illustrates the site-specific elements of the above documents.

The Housing and mixed-use DPD is a thematic DPD which combines Development Control Policies and Site Specific Policies. This approach has been taken as it allows the easier replacement of thematic chapters in the existing Local Plan.

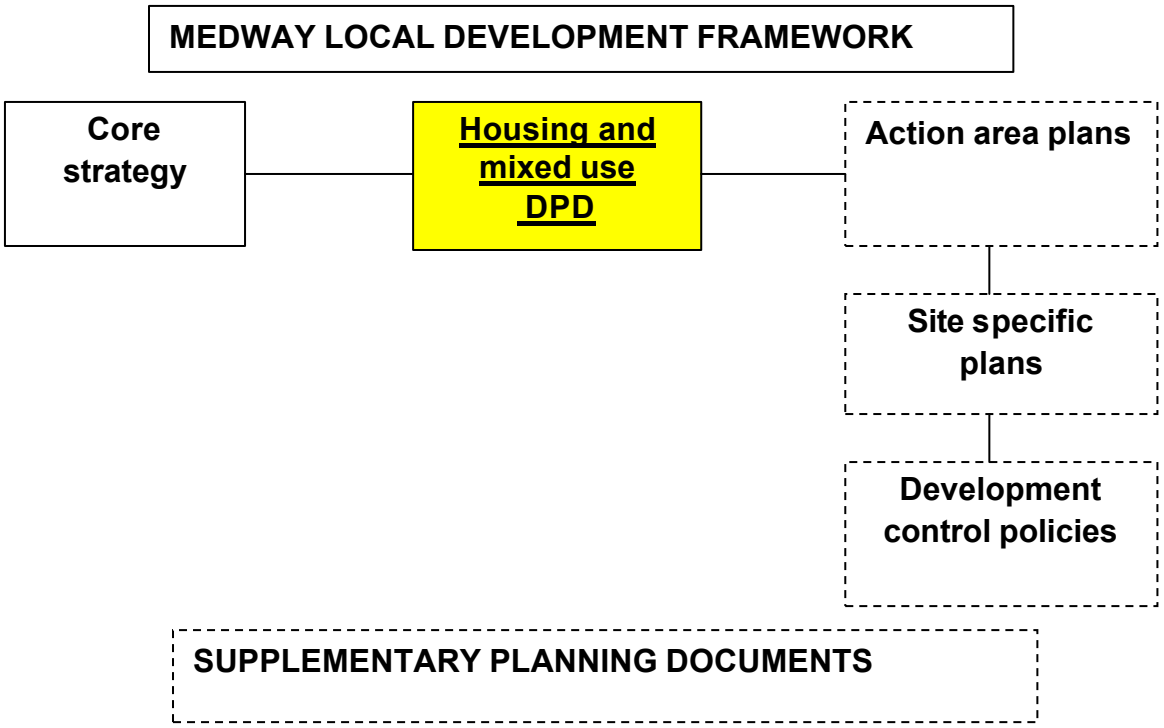
The first stage in the preparation of the local development framework was the consideration of issues and options at regulation 25 stage. The documents were the subject of consultation with stakeholders, bodies and individuals to seek their views on the range of issues and options and to identify additional matters which should be addressed in the local development framework.

The Council has considered all representations made and prepared a preferred option report (regulation 26 stage) which was the subject of a comprehensive public participation process from October to December 2005. A more detailed statement of the community involvement prior to submission is given in the accompanying "Pre-submission Regulation 28 statement".



Relationship Of Local Development Framework To Other Policy Documents

The Different Components Of The Local Development Framework



Email **localdevelopmentframework@medway.gov.uk**

or visit our website at **www.medway.gov.uk**

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এই লিফলেট সম্পর্কে আপনার যদি কোন প্রশ্ন থাকে এবং এ ব্যাপারে আপনার নিজের ভাষায় কারো সাথে আলাপ করতে চান, তাহলে দয়া করে এই নম্বরে টেলিফোন করুন:	**331780 (Bengali)**
如果你對這本小冊的內容有任何疑問，且想與會說你的語言的某人談話，請打這個電話號碼	**331781 (Chinese)**
જો તમને આ પત્રિકા વિશે કોઈ પ્રશ્નો હોય અને તમે તમારી માતૃભાષામાં કોઈની સાથે વાત કરવા માગતા હો તો કૃપા કરીને આ નંબર ઉપર ફોન કરો	**331782 (Gujarati)**
यदि आपने इस लीफलैट के बारे में कुछ पूछना है और उस व्यक्ति के साथ आप अपनी भाषा में बात करना चाहते है, तो कृपया निम्नलिखित नंबर पर टैलीफोन करने करे.:	**331783 (Hindi)**
ਜੇ ਤੁਸੀਂ ਇਸ ਲੀਫਲੈੱਟ ਦੇ ਬਾਰੇ ਕੁੱਝ ਪੁੱਛਣਾ ਚਾਹੁੰਦੇ ਹੋਵੋ ਅਤੇ ਤੁਸੀਂ ਉਸ ਵਿਅਕਤੀ ਦੇ ਨਾਲ ਆਪਣੀ ਬੋਲੀ ਵਿੱਚ ਗੱਲ ਕਰਨੀ ਚਾਹੁੰਦੇ ਤੋ, ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਅੱਗੇ ਲਿਖੇ ਨੰਬਰ ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ:	**331784 (Punjabi)**
اگر آپ اس کتابچے کے بارے میں کوئی سوال پوچھنا چاہتے ہیں اور آپ کسی فرد سے اپنی زبان میں بات کرنے کے خواہشمند ہیں تو براہِ مہربانی اس نمبر پر فون کیجئے۔	**331785 (Urdu)**
Elinizdeki bu yazılı duyuru ile ilgili herhangi bir sorunuz varsa ve dilinizi bilen birisi ile konuşmak istiyorsanız, lütfen 331786 numaraya telefon edin.	**331786 (Turkish)**

Section A: Scope of the Housing and Mixed-use DPD

The allocations in this development plan document (DPD) are for housing sites and also mixed-use sites which have a housing component. Allocations for mixed-use sites which do not include a housing component will be made in later DPDs.

The following policies from the Medway Local Plan 2003 will be replaced by the Housing and Mixed-use Development Plan Document policies:

Housing and mixed-use policies	***Existing Medway Local Plan 2003***
HMU01: Retention of housing	Policy H2: Retention of housing Policy H12: Mobile Home Parks
HMU02: Housing requirement and phasing	
HMU03: Mix and type of housing	Policy H10: Housing mix
HMU04: Housing design and density	Policy H5: High density housing
HMU05: Affordable housing	Policy H3: Affordable housing
HMU06: Student Accommodation	
HMU07: Better use of existing stock	Policy H4: Housing in urban areas Policy H6: Flat conversions Policy H7: Conversion of large houses into multiple occupation
HMU08: Residential institutional accommodation	Policy H8: Residential institutions
HMU09: Future proofing homes	
HMU10: Ensuring mixed-use communities	
HMU11: Residential development in rural settlements	Policy H11: Residential development in rural settlements
HMU12: Rural Housing Exceptions	
HMU13: Gypsy and Traveller Sites	Policy H13: Gypsy caravan sites and travelling showpeople's quarters
HMU14: Travelling Showpeople's quarters	Policy H13: Gypsy caravan sites and travelling showpeople's quarters
HMU15: Backland and tandem development	Policy H9: Backland and tandem development
HMU16: Housing and Mixed-Use Site Specific Allocations	Policy H1: New Residential Development

Section B: Housing Requirement

Until the Planning and Compulsory Purchase Act came into force in September 2004, housing requirements for Medway were established in the Kent Structure Plan. Under the new system, they will be set out in the regional strategy, the South East Plan.

The Kent Structure Plan was adopted in 1996 and remains part of the development plan until it is superseded firstly, by the Kent and Medway Structure Plan and secondly by the South East Plan. The 1996 Structure Plan, in policy H1, makes provision for 16,000 dwellings to be provided in Medway between 1991 and 2011. This includes 4000 dwellings between 2001 and 2006 and 3000 dwellings between 2006 and 2011.

In September 2003, the Kent and Medway Structure Plan deposit version was published and rolled forward the plan period to 2021. In policy HP1 it makes provision for 3,500 dwellings for 2001-2006, 3,900 dwellings for 2006 to 2011, 4100 dwellings for 2011 to 2016, and 3,600 dwellings for 2016 to 2021 for Medway. This gave a total of 15,100 dwellings for the 20-year period from 2001 to 2021 and 11,600 for 2006 to 2021.

The Kent and Medway Structure Plan has been subject to an Examination in Public and the housing figures for Medway remain unchanged in the proposed modifications. However, the Panel considered that the South East Plan would be the most appropriate vehicle to establish housing requirements beyond 2016 and consequently recommended that the Structure Plan housing requirements should not extend beyond 2016 and these recommendations have been accepted. The plan is due to be adopted in June 2006.

The South East Regional Assembly submitted the draft South East Plan to Government on 31 March 2006. The core document outlines the regional strategy, scales of change, broad locations for development and policies for the region and it includes the sub-regional policies for Kent Thames Gateway in section E4. Policy KTG1 is concerned with the amount and distribution of housing. For 2006 – 2026, Medway is indicated as having a total requirement of 16,280 homes. This is a combination of two figures: 15,700 in the Kent Thames Gateway Area Sub-Region, which is the area north of the M2, and 580 for that part of the Rest of Kent lying within the Medway administrative area (south of the M2). For the period of this plan i.e. from 2006 to 2021 this equates to a Medway requirement of 12,210 dwellings. When this is adjusted for the under-supply of 192 dwellings in Medway from 2001 to 2006, the total Medway requirement for 2006 to 2021 is 12,402 dwellings.

The following table gives Medway's interim housing requirement and provision based on the sites proposed for allocation as given in Policy HMU16 of this report. These figures are provisional because a new annual housing land supply study is intended to give an updated requirement. This will be carried out in April - May 2006. It will include an up-to-date picture of the sites

currently under construction and the future contribution that these sites can make to the land supply from 2006 to 2021.

Table 1 does not take into account urban windfalls, other than for small sites (less than 5 units) as is suggested in paragraph 14 of draft PPS3. This is because the Council has just undertaken an urban capacity study and a number of sites identified through the study have been included as allocations. To also include a general allowance for windfalls could therefore result in double counting. However the Council will monitor the position and if significant urban windfalls continue to be brought forward then the Council may decide to re-introduce this component of supply in its calculations or if the approach in draft PPS3 changes.

Table 1 – Housing land Supply 2006 – 2021 (provisional)

	Draft South-east Plan (submission stage) 2006-2021	
Medway requirement	12,402	
Kent Thames Gateway	11775	
Rest of Kent (Medway)	435	
Under provision 2001 - 2006	192	
Large sites (5 or more units) with planning Permission as at 31.3.2006 (figure for 31/3/2005, 2006 figure to be inserted)	2,810	
Allowance for completion on small sites (less than 5 units) @ 74 p.a. 2006 - 2011	1,110	
Site specific supply	8,869	
Housing and mixed-use allocations HMU 016	5,869	
Illustrative capacity for Chattenden AAP	3,000	
Sites subject to S106 as at 31.03.2006	4,362	
Total Supply - no windfalls (C+F+G)	**17,151**	
'Surplus' against requirement		4,749

Table 2 – Sites subject to s106 obligations

Address	Site Reference	Incl code	Net dwelling yield to 2021	Total Site Capacity (net)
Sites permitted subject to S106 obligations as at1/4/04			4,362	4,412
Southern Water Site Capstone Road Chatham	ME 403	Allocation & s106	60	60
Rochester Riverside Corporation Street Rochester	ME 293 (d)	Allocation & s106	1850	1900
Sites J5 and J6 Chatham Maritime	ME 113	Allocation & s106	303	303
Former AKZO Chemical Works Pier Road Gillingham	MC 153(a)	s106	808	808
Grange Farm Grange Road Gillingham	GL 178 (a)	Allocation & S106 (post Apr 2005)	325	325
Hoo - North East Bells Lane Hoo (remainder on allocation)	ME 390 (c)	Allocation & PP	360	360
East of Higham Road Wainscott	ME 392 (b)	Allocation	184	184
East of Wainscott Road Wainscott	ME 393 (b)	Allocation	96	96
Mid Kent College Horsted		s106	243	243
Mid Kent College City Way		s106	82	82
61 Main Road Hoo	MC 137	s106	15	15
Century Buildings 22-26 Victoria Street Rochester	MC 150	s106	36	36

Section C: Housing Provision - Sequential Approach

Planning Policy Guidance, PPG3, states, in paragraph 30, that in identifying sites to be allocated for housing in local plans, local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within urban areas, then urban extensions, and finally development around nodes in good public transport corridors.

In his report on the Medway Local Plan public inquiry, the Inspector noted the sequential approach set out in PPG3 and concluded that Medway Council's approach to site selection broadly accorded with this guidance. He also noted that the deposit plan contained little explanation about the approach taken to site selection but that this was fully set out in the Housing Topic Paper and in the Council's statements to the Housing Round Table Sessions at the Inquiry. He concluded that a brief explanation in the accompanying text to policy H1 in the Local Plan about the site selection process would help to confirm that the criteria in PPG3 had been properly taken into account.

The Medway Local Plan was subsequently amended and the adopted version, at paragraph 5.4.3 states that the site selection process maximised the use of previously developed land within the urban area. Only then has fresh land (i.e. greenfield) been considered, firstly within the urban area and then on the edge of the urban area and the villages. It goes on to state that this process is in line with the sequential approach to site selection advocated in PPG3.

The deposit Kent and Medway Structure Plan, in policy HP4, contained a sequential approach to housing site selection which is based upon that in PPG3, but modified to take into account the re-use of previously developed land in rural settlements, settlement extensions and new communities identified in the Plan as strategic development locations and extension to rural settlements. This sequential test remains intact in the proposed modifications but has been amalgamated into new policy, "Policy HP2a: Housing Provision: Phasing, Assessment and Sequential Approach to Location", as a result of the EIP panel recommendations. Consequently this search sequence has been used as the basis for site selection in the preparation of the Medway LDF but with regard to draft PPPS3 as explained below. However, the Structure Plan site selection sequence does not include a category for urban greenfield development. Given the views of the Local Plan Inspector on Medway's approach to site selection, it is considered appropriate to include an urban greenfield category in the sequence set out in the Kent and Medway Structure Plan.

The sequence for housing site selection used in this report is therefore as follows:-

1a Previously Developed Land in urban areas;
1b Previously Developed Land in rural service centres;
1c Previously Developed Land in smaller villages;
1d Urban Greenfield Infill development;
2a Strategic New Settlement;
3a Urban Extension;
3b Rural Service Centre Extension;
3c Smaller Village Extension

Sites included in the selection process include:

a) Allocations carried forward from the Medway Local Plan 2003. These are justified on the basis of evidence submitted to the Medway Local Plan public inquiry and the recommendations of the inquiry inspector;
b) Allocations in the Medway Local Plan which are now recommended for deletion due to the unlikelihood of their coming forward for development;
c) Sites with planning permission to be granted subject to s106 obligations. These have been agreed in principle and their justification is contained in the relevant Development Control Committee reports and decisions;
d) Sites identified in the Urban Housing Capacity Study 2005[1]
e) Sites put forward by developers at the Issues and Options (given a PO *** reference) and Preferred Options (given a SS *** reference) stage consultations

Paragraphs 13 to 16 of draft Planning Policy Statement 3: Housing are concerned with allocating and releasing land for housing. Draft PPS3 states that site allocation development plan documents should always include at least five years supply of land for development from the date they are adopted. The five-year supply should be allocated land that is developable and to be considered developable, a site should meet the following criteria:

a) Available – the site is available now or is likely to become available for housing development and be capable of being developed within five years. This means five years from the date of adoption of the site allocation development plan document[2];
b) Suitable – the site offers a sustainable option for development and would contribute to the creation of sustainable urban and rural communities; and
c) Viable – housing development is economically viable on the site.

Paragraph 14 advises that local planning authorities should make an allowance for brownfield windfall sites only where the particular local circumstances justify it and where sustainability appraisal indicates that

[2] It is intended that the Housing and Mixed-use DPD will be adopted by December 2007 and therefore the 5 year supply is Jan 2008 – December 2012.

allocating sufficient land would have unacceptable impacts. Paragraph 15 advises that in determining which sites to include in the five-year land supply, local planning authorities should have regard to the sustainability appraisal of the site allocation development plan document. The priority for development is developable brownfield land.

As PPS3 is still draft and has not yet replaced PPG3, site selections in this plan have had regard to the PPG3 sequential test and the scores from the Sustainability Appraisal. Information on this appraisal process and the sites which the Council has decided not to include as Housing and Mixed-use allocations in this DPD is available separately. Policy HMU14 contains development guidelines and principles for the site-specific housing and mixed-use allocations.

Section D - Housing and mixed-use policies

Retention of housing

The council wishes to ensure that existing housing is retained in residential use as far as possible. Redevelopment or change of use of existing dwellings for non-residential uses on a large scale would increase the pressure for the release of fresh land for housing.

This includes the Hoo Marina and Kingsmead Mobile Home parks, which provide affordable housing for a small but significant number of households (NB. The redevelopment of the chalets with conventional housing will not be permitted).

It is recognised however that there are exceptional circumstances whereby a loss of residential use is acceptable.

Policy HMU 01 Retention Of Housing

Development which would result in a net loss of existing residential accommodation (or the loss of sites with unimplemented planning permission for residential development) will not be permitted unless there are special circumstances, namely:

- **That the residential use is not appropriately located;**
- **That the building is unsuitable for residential use in its present form and is not capable of being readily improved or altered in order to make it suitable; or**
- **That the retention of the building or use for residential purposes would prevent an important development, or other change of wider benefit to the community.**

Indicators, Monitoring and Review

- Number of dwellings lost to non-residential uses

Evidence Base

Housing Requirement and Phasing

To ensure that regional housing requirements are met, the draft South East Plan requires local planning authorities to prepare and keep under review detailed Housing Delivery Action Plans. Housing Delivery Action Plans set out the overall strategy for ensuring that the regional housing requirement for the authority can be met whilst having regard to the outcome of urban potential studies and housing need and market assessments. Medway Council has been producing a Housing Delivery Action Plan for a number of years and this has been used to identify potential and existing barriers to new housing delivery and set out those actions that need to be taken to overcome these barriers. This may include identifying which Government Departments and other organisations are needed to help resolve any constraints.

In developing Delivery Plans, local authorities are advised to work with GOSE, the Regional Assembly, public sector land owners, infrastructure providers and other agencies to ensure that the land, infrastructure and community needs arising out of new development, including the cumulative impact of development, are identified. This new housing provision will be phased to ensure that these identified needs can be delivered in a planned fashion and to ensure that it does not overload the capacity of local infrastructure.

Following publication of the preferred options version of this document, the Council contacted the owners / developers of the housing and mixed-use allocations requesting information about their intended development of the site, its phasing etc. The results have been taken into account in this version. The Council will have regard to the plans of key infrastructure providers and liase with them over the life of this plan to ensure consistent delivery.

Medway commissioned a Housing Market Assessment in 2005 and has commissioned a new Housing Needs Survey early in 2006. One of the recommendations in the Medway Housing Market Assessment 2005 is that Medway Council, in conjunction with Medway Renaissance, should seek to maximise new housing development in the next 5 years.

As set out above, the regional housing requirement, from policy KTG1 of the draft South East Plan, is 12,210 dwellings for Medway for the period 2006 to 2021. When this is adjusted for the under-supply of 192[3] dwellings in Medway from 2001 to 2006, the total Medway requirement for 2006 to 2021 is 12,402 dwellings.

[3] Estimated pending results of 2006 housing study

Policy HMU 02 Housing Requirement and Phasing

Provision will be made for the completion of at least 12,402 dwellings during the period 2006 to 2021.

Medway Council will prepare and keep under review housing delivery action plans to ensure that the development of large sites is phased with the provision of infrastructure so that the areas overall housing requirement can be met whilst not overloading the capacity of local infrastructure.

This will be informed by the annual monitoring of housing completions and will inform the housing trajectories to be produced in the annual monitoring report (AMR).

Indicators, Monitoring and Review

- Annual rate of net completions
- Housing completions compared with regional spatial strategy

Implementation

Medway will work with GOSE, SEERA, public sector land owners, infrastructure providers and other agencies to ensure that the land, infrastructure and community needs arising out of new development, including the cumulative impact of development, are identified.

Evidence Base

- Medway Housing Market Assessment 2005
- South East England Regional Assembly (SEERA) - South East Plan: Core document: Section D3: Housing (Policy H2)
- South East England Regional Assembly (SEERA) - South East Plan: Core document: Section E4: Kent Thames Gateway
- Medway Housing Land Supply 2005

Housing type and mix

Paragraph 16 of PPS1 states that *"development plans should promote development that creates socially inclusive communities, including suitable mixes of housing"*.

PPG3 states that "*it is important to help create mixed and inclusive communities, which offer a choice of housing and lifestyle" and that "local planning authorities should encourage the development of mixed and balanced communities".* It advises that local authorities should take account of assessments of local housing need in determining the type and size of additional housing for which they should plan. Councils should assess the composition of current and future households in their area, and of the existing housing stock, and formulate plans which *"secure an appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing composition of households in their area in the light of the likely assessed need"* and *"encourage the provision of housing to meet the needs of specific groups".*

The Government has published a consultation draft of Planning Policy Statement 3: Housing. PPS3 states that the Government believes that housing and planning policies need to support mixed and sustainable communities, with high quality, affordable housing for future generations. Paragraph 12 sets out 13 components needed for LDFs. This includes the need *to "set out the balance between different household types to be provided for across the plan area, and, where necessary to achieve mixed communities, the circumstances or broad locations in which this balance may be different."*Paragraphs 21 to 22, relate to household type. This section advises that local planning authorities should have regard to the relevant sub-regional housing market assessment and the relevant Regional Spatial Strategy, Regional Housing Strategy and Local Housing Strategy in determining the overall balance between different household types to be provided for across the plan area, to ensure that housing provision is made for family, single person and multi-person households. In planning at site level, it is important that a broad mix of housing suitable for different household types is provided for on larger sites. For smaller sites, the mix of housing should contribute to the creation of mixed communities.

The draft South East Plan recognises that it is essential that what is provided is appropriate to the needs of the community, which means that a range of types, sizes and tenures of housing will be required over the coming years, reflecting the differing requirements and circumstances of different types of households. Policy H6 in the plan is concerned with type and size of new housing and it makes the point *that "although much has been made in recent years of the trend towards smaller households (the result of societal and demographic changes), it is by no means the case that only small dwellings, such as one or two bedroom houses and flats, will be needed in the future. An adequate range of larger properties, suitable for family occupation, will also be required"*

The draft South East Plan includes sub-regional policies for Kent Thames Gateway. In the introduction, the plan lists nine objectives for the sub-region. Bullet point six relates to the creation of *"a well integrated mix of decent homes."*

Assessments of need should include the elderly and disabled, students, black and minority ethnic households, families with children and others with special requirements.

The Medway Housing Market Assessment 2005 analyses the characteristics and structure of local housing supply and future housing requirements. It advises that:

- Medway has a relatively low proportion of detached and semi-detached dwellings compared to all but one of the benchmark areas.
- The predominant dwelling type in Medway is terraced dwellings, comprising 44% of stock.
- The vast majority of the stock (76%) is owner occupied. Medway has a significantly lower proportion of its total dwellings classified as social housing (13%) compared with the benchmark areas.
- Within Medway, there are considerable differences in the size of dwellings when looking at different types of tenure.
- Whilst Medway has a higher number of people per household space than the national and regional averages, it has one of the lowest average number of rooms per household space of the benchmark areas, suggesting that the current composition of the dwelling stock in Medway is not necessarily well matched with its demographic structure.

The HMA report refers to recent research by Professor Dave King of Anglia University which warns of a looming crisis in the supply of homes for families as the demand for larger houses increases. Professor King's research shows that small households accounted for 60% of growth in the number of dwellings of seven or more rooms between 1981 and 2001, demonstrating that many small households own larger homes. Therefore, he argues that Government policy aimed at building small homes to meet theoretical demand from small households will not address the aspirations and needs of the population, and will lead to an oversupply of the 'wrong type' of houses. The HMA report makes the point that:

> *"This research has important messages for future housing provision in Medway, suggesting that moving too far towards the provision of small dwellings could lead to long term imbalances in its housing market. Under provision of larger dwellings may also limit the scope to retain local residents who wish to live in Medway but can afford to up-scale and move into a larger dwelling from their current accommodation. In addition it may act as a restraint on drawing in higher skilled and higher paid individuals who can afford a higher standard and size of accommodation, who might consider living in the Sub-Region.*

Nonetheless, there are likely to be risks in seeking to develop a significant element of larger up-market housing, since Medway is not a well-established and prestigious residential location. But this does not mean that a market does not exist for larger up-market housing provision. Simply that greater effort would need to be devoted to make an attractive neighbourhood, and creating a sense of quality and diversity."

In the final section of the HMA report, there are two main recommendations in respect to the mix and type of dwellings in new developments:

- The mix of type, size and cost of new housing within any proposed development should be informed by indicators of demand at the time proposals are being approved.
- The mix of dwellings in any proposed new development should additionally take into account the character of the neighbourhood and the viability of development. The issue of the type of dwellings to be provided on particular sites should also be informed by the objectives set for the social composition of particular neighbourhoods and their character.

Medway's Housing Strategy 2005/2007 has three priorities which have been identified on the basis of evidence and the consideration of national, regional and corporate priorities:

HOUSING STRATEGY PRIORITIES	
Priority 1	For housing to contribute to the regeneration of Medway
Priority 2	To ensure housing in Medway meets the needs of the whole community and specifically reduces homelessness
Priority 3	To provide high quality housing services for the residents of Medway

In the affordable housing sector, demand is generally for larger homes to meet those in priority need. Work has shown that the following mix should be sought across the whole area:

- 20% three bed
- 30% two bed
- 40% one bed
- 10% four-five bed

Technical work for the Kent & Medway Structure Plan indicates that whilst total households are expected to rise by 11.2%, the following household types are expecting larger increases:

- Co-habiting couple households increase by 5,300 or 49.6%
- Other multi-person households increase by 2,400 or 36.6%
- One person households increase by 7,200 or 28.2%

Planning consents granted for new residential development in recent years have shown an increase in small units and especially flats. Information from the Census indicates that at 2001, 86.7% of occupied spaces in Medway were in houses or bungalows with 12.1% in flats in comparison to an England & Wales average of 81% houses or bungalow and 18% flats. Therefore some increase in flats is welcome to help diversify the existing dwelling stock.

Whilst the Council wishes to encourage smaller units of accommodation, especially those suitable for single person households, it similarly wants to ensure the continued presence of family accommodation both in the Borough's housing stock and in new build. This is particularly important to meet the requirements of large and extended families. The Council will seek to achieve a mixture of family and non-family units in all large developments wherever practicable to ensure mixed and balanced communities. Examples of sites unsuited to family occupation, where non-family units may be more suitable, could include town centre sites where there is no, or limited, scope for external amenity areas, or there is not an appropriate environment for families.

Minimum space standards will be applied to all developments as it is vital that the increased need for small or modest-sized accommodation does not lead to the provision of inadequate or overcrowded accommodation.

Recent market trend data, reported by the Office of National Statistics, shows that 2.3 per cent of all UK people now carry out their main job from home. Overall, 7.6 per cent use their home as a primary work base. As a concept, live/work is in harmony with the aims of sustainability and regeneration. Live Work development can be defined as *'the provision of segregated living and working accommodation in a single, self contained unit'*. Such units are purpose-built or converted to accommodate living and work space, making them significantly different from the traditional concept of 'home-working'.

The live/work concept makes efficient and effective use of land. It combines land uses in a single location, thus making better use of available space and reducing commuting. When provided as a cluster, such units can help create a sense of local community and place, and in some cities and towns, they have been used to underpin the creation of cultural quarters. For a small business, live/work is also common sense as it eliminates the cost of taking on separate premises. This encourages the growth of new enterprises. Live/work units can also create opportunities for disabled people to live in environments that do not alienate them from economic activity.

There is currently no specific national or regional guidance on live/work. In development control terms, live/work is classed as a 'sui generis' ('of its own kind') use meaning that a change of use from residential or employment use to live/work or vice versa would require planning permission. However it is essential that robust controls are in place to ensure that live/work units are utilised as intended through conditions and / or S106 agreements. In order to

protect the Council's traditional employment areas, live/work accommodation is not considered an appropriate form of development in existing employment areas due to the industrial nature of these areas.

HMU 03 Mix and type of housing

The housing requirements for Medway will be met by the delivery of a mix of sizes and types of housing and other accommodation designed to meet the appropriate accommodation needs of all sections of the community.

The range of housing accommodation needs, include those for specific groups such as the elderly, students, single person households, key workers, gypsies and travellers and those with special needs.

On developments capable of accommodating 15 or more dwellings or where the site area is 0.5 hectares or more, a mix of family and non-family units will be required, having regard to indicators of market demand, local circumstances and site characteristics. Exceptions may be made for developments of sheltered or supported housing, housing in or adjoining town centres or where the site is otherwise unsuited to family occupation. Special regard will be had to affordable housing developments designed to meet the needs of a particular priority group.

Live/ work units in Medway will be supported subject to the following:

- **Development not involving the loss of employment land**
- **The site offering satisfactory living and working conditions for residents**
- **The live/work split being defined on a case by case basis but having regard to a guideline of at least 1/3rd of floorspace being for employment uses**
- **Developments of over 15 live/work units will be expected to include a proportion of units to be affordable.**
- **The proposal would not being detrimental to the amenities of immediate neighbours by causing undue noise and disturbance. Working hours or uses within the employment use-classes may be restricted e.g. A2 and B1a only and additional soundproofing may be required.**
- **The premises being well related to the public transport network and community facilities, and readily accessible by walking and cycling.**
- **The achievement of a satisfactory access, parking and servicing layout.**
- **The occupant of the unit working in the unit as their primary employment location**

Indicators, Monitoring and Review

- Cumulative composition of housing provision in relation to size, type and affordability

Implementation

As set out in the Housing Strategy, delivery of the strategy will require increased level of cooperation and partnership between housing agencies and partners as diverse as social landlords (both council and housing associations), private landlords, house builders, planners, social care agencies, equalities communities, tenants and residents.

Evidence

- Planning Policy Statement 1: Delivering Sustainable Communities (2005)
- Planning Policy Guidance 3: Housing. 2000
- Planning Policy Statement 3: Housing (consultation draft) 2006
- The Medway Guide to Development Contributions (Draft: February 2006)
- Medway Housing Strategy 2005/2007
- Medway Housing Market Assessment 2005
- Medway Housing Land Supply 2004
- Medway Housing Land Supply 2005
- ONS - 2001 Census
- South East England Regional Assembly (SEERA) - South East Plan: Core document: Section D3: Housing (Policy H6) – Submission Stage 2006
- South East England Regional Assembly (SEERA) - South East Plan: Core document: Section E4: Kent Thames Gateway – Submission Stage 2006

Housing design and density

The South East Plan encourages higher housing densities in conjunction with good design, with an overall regional target of 40 dwellings per hectare. Similarly PPG 3 advices that local authorities should avoid developments that make inefficient use of the land (less than 30 dph) and encourage development that makes efficient use of the land (between 30and 50 DPH) and greater intensity of development at places with good transport accessibility.

The Council monitors dwelling density through its housing land supply system. The latest analysis of full permissions for large sites post PPG3 shows an average net density of 47 dwellings per hectare. In negotiating these permissions the Council's stance has been to seek development appropriate to its context. This means that densities have varied from site to site according to varying site factors. Individual site characteristics will continue to be the main factor influencing density.

However, based on recent experience, it is reasonable to assume that average densities achieved will continue be around the 45-50dph mark. This is comfortably within the range expected by government in order to make the best and most sustainable use of housing land.

This density is also closer to that provided by traditional townscapes. In parallel with encouraging this sort of density the government has encouraged through guidance such as 'By Design' a return to traditional townscapes of streets and spaces defined by buildings. The Council intends to use the criteria adopted by this guidance to achieve attractive and successful development in the future.

In achieving higher densities a higher proportion of flats have been provided than hitherto. These can be less flexible and adaptable to changing lifestyles than larger housing types. Where flats are the predominant housing type on a development it is important to ensure that they are capable of meeting the needs of a wide sector of the housing market and can be adapted to meet changing needs.

Lifetime home standards provide dwellings that are often bigger than the market would otherwise supply, in addition to other features. Dwellings built to these standards are therefore inherently more flexible (see policy HMU 09).

In general the Council's has applied a minimum standard of one car parking place per dwelling on development sites. This recognises that Medway is a large conurbation with dispersed services and easy access by road to other towns for employment and leisure purposes.

Policy HMU 04 Housing Design And Density

The Council will encourage higher densities (above 47 dwellings per hectare) in the following situations:

- **Around transport nodes**
- **In mixed use centres or destinations (centres of new neighbourhoods and appropriate existing centres) where the intensification of land use brought about by higher densities can contribute to the overall vitality, viability and mix of these areas.**

Acceptable maximum densities will be derived on a site-by-site basis by:

- **Ensuring sensitive integration of new development with existing areas (development within or adjacent to existing areas)**
- **Achieving a high quality public realm that successfully integrates provision of open space with car parking and road and pedestrian connections (new neighbourhoods)**
- **Achieving an acceptable mix of land uses and dwelling types (large developments and new neighbourhoods)**
- **Protecting key features and strategic views.**

In achieving the above landmark buildings may be appropriate as carefully considered focal points. They will not be acceptable as a means of merely increasing densities and dwelling numbers.

In some areas, particularly within or adjacent to existing low density suburbs of single family dwellings, lower densities in the region of 30-40 dwellings per hectare will be appropriate. In very rare circumstances, including within sensitive semi rural areas with significant landscape features or trees it may be appropriate to provide dwellings at a density below the PPG3 recommended minimum of 30 dwellings per hectare.

Major redevelopment offers the opportunity to create areas of distinctive new townscape and to define streets and spaces. In seeking developments that successfully integrate movement, public realm and built form the Council will have regard to the criteria and advice set out in the publications 'By Design' and 'Better Places to Live'.

The Council's parking policy is to seek a minimum of one car parking space per dwelling. In existing high density urban areas with

- **A wide mix of local services and facilities,**
- **Rail and bus services in close proximity and**
- **Adequate pedestrian routes but inadequate highway access**

consideration will be given to reducing car parking requirements but only where public transport is readily available.

Car parking must be carefully integrated into developments so as not to dominate the public realm or building frontages.

The Council will require individual dwellings to be capable of meeting differing needs and lifestyles by:

- **Being accessible to all. For new build this will require lifts to be provided to flat developments of 3 storeys or more**
- **Use of non-load bearing partitions to facilitate future adaptation and designs that allow a variety of layouts within each individual dwelling.**

Indicators, Monitoring, and review.

Implementation

- Appropriate use will be made of design panels, design champions and other mechanisms to comment on and assist in the development of high quality design solutions and monitor the results at
  - preplanning application stage,
  - detailed design stage and;
  - after completion.
- The Council will also produce supplementary planning documents and other planning guidance (development briefs, topic specific guides, concept statements, village design statements, etc.) where appropriate to provide details on how the LDF policies will be applied and monitored with regard to specific sites and topics.
- The criteria and advice laid out in BY DESIGN and Kent design will be used to assist in judging the quality of the urban design of developments
- A statement on future adoptability of dwellings will be required as part of the overall sustainability statement to be submitted with planning applications (see policy CS 03)

Evidence Base

- South East England Regional Assembly (SEERA) - South East Plan: Core document
- Kent Planning Officers Group - Kent Design 2006
- Planning Policy Statement 1: Delivering Sustainable Communities (2005)
- Planning Policy Guidance 3: Housing. 2000
- Planning Policy Statement 3: Housing (consultation draft) 2006

- By Design- Towards better Practice- CABE/ Thomas Telford Publishing 2000
- Better Places to Live- CABE 2003

CABE/ English Heritage

Building in Context
Tall Buildings Policy Guidance.
Better Places to Live- CABE 2003

Affordable housing

The consultation draft of PPS3 defines affordable housing as *"non-market housing, provided to those whose needs are not met by the market for example homeless persons and key workers. It can include social-rented housing and intermediate housing. Affordable housing should:*

- *Meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and*
- *Include provision for the home to remain at an affordable price for future eligible households, or if a home ceases to be affordable, any subsidy should generally be recycled for additional affordable housing provision".*

PPS3 also defines social-rented housing *as "rented housing owned by local authorities and registered social landlords (RSLs) for which guideline target rents are determined through the national rent regime, set out in the 'Guide to Social Rent Reforms' published in March 2001."* It also *includes "rented housing owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or funded with grant from the Housing Corporation, as provided for in the Housing Act 2004".*

Intermediate housing is defined *as "housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents)."* The definition makes the point that intermediate housing differs from low cost market housing which Government does not consider to be affordable housing.

The draft South East Plan considers housing in section D3. The plan indicates that there is substantial housing need in the South East and to assess the need for affordable housing over the period covered by the Plan, the Regional Assembly commissioned the Cambridge Centre for Housing and Planning Research to carry out two research projects. The first concluded that 25% of housing provided needs to be social rented accommodation, and the second that an additional 10% of housing should be provided as shared-ownership, low-cost home ownership and sub-market rent.

Section E4 of the South East Plan is concerned with Kent Thames Gateway. Within this section, Policy KTG2 considers affordable housing and includes 30% as an indicative target for affordable housing in Kent Thames Gateway. The policy recognises that the proportions of affordable housing and their tenure in each district will be determined locally through the LDF process. The policy assumes that the proportion of social rented accommodation in Medway may be above the Kent average, when it is actually below. When this existing supply is combined with the need identified in the Medway Housing Needs Survey 2002, an affordable housing requirement of 35% is justified.

Medway's Housing Market Assessment 2005 advises that from a development perspective, the provision of intermediate housing as part of the affordable housing quota on new developments is more cost effective and therefore more units can be produced when compared with the provision of purely social rented accommodation. The study identified a growing number of households living in Medway who cannot afford to buy an appropriate house or flat in the open market, but who are equally unable or unwilling to access social rented housing. The study advises that intermediate housing can fill this gap. Its recommendations are that:

- Medway Council should set its affordable housing quota at a level that optimises the twin objective of encouraging housing development and securing a substantial additional output of affordable housing.
- Medway Council and its partners should work to maximise the funding secured for intermediate housing in Medway.

The council recognises that requiring developers to allow part of their site to be used for non-market housing will result in a cost. In order to offset these costs, developers will be expected to take the requirement into account in negotiating realistic land values with site owners. The council does not accept situations where developers purchase land with the assumption that the requirements for affordable housing will be residualised in order to ensure financial viability. Other planning related requirements such as education and community facilities, children's play areas etc., will likewise be treated as known costs.

The Housing Corporation regards S.106 agreements as allowing for additional affordable housing to be provided over and above that, which is provided directly by registered social landlords. Their National Investment Policy states:

> *"The planning system, through section 106 agreements, is a key way of delivering social housing at minimal cost to the public purse. In London, South East and East of England, but also in hotspots in other parts of the country where land values are high, we will be looking for these agreements to deliver additional units with minimal or no Social Housing Grant."*

Where affordable housing is sought, in the absence of any other subsidy, an element of subsidy will have to be provided by the developer. There is no nationally defined level of subsidy that a developer should provide. Given the policy of the Housing Corporation, developers should be mindful that there may be no, or limited amounts of grant available to provide social rented and shared ownership accommodation. They should therefore reflect this in land prices negotiated with landowners. Where grant is used developers should be aware that Housing Corporation Total Cost Indicators control the price paid.

The Council cannot prescribe the organisations that developers use to deliver affordable housing. However, like many other local authorities and in line with

Housing Corporation advice, Medway is part of the North Kent Housing Partnership. This includes Gravesham, Dartford and Swale Councils, the Housing Corporation and 6 partner RSLs. The Council encourages landowners and developers to form partnerships with these RSL's. These RSLs have considerable development experience in the area and are fully aware of the Council's objectives in respect of affordable housing. They also have the infrastructure and housing management structures that provide levels of service to occupants that the Council has confidence in and are part of the Medway HomeChoice initiative.

At the very least, the Council will have to be assured that the housing provided by non-partner RSLs will be genuinely affordable to those in need, particularly if Social Housing Grant (SHG) is not used to assist its delivery. The Council may feel unable to recommend support for applications to the Housing Corporation for SHG where it is required for non-partner RSLs. This will be particularly so if they do not meet the Council's criteria for selection or performance, or do not represent best value for the use of SHG. Non-partner RSLs may want to form links with the Council's partner RSLs to assist in providing management arrangements that the Council regards as acceptable. The appointment of a partner RSL to manage the affordable housing on any given site should, in the majority of cases, be an effective way of controlling occupancy and affordability levels without the need for additional controls in S.106s.

S.106 agreements will generally include a nomination agreement between the Council and the RSL. The S.106 agreement will need to ensure RSL's have flexibility over the timing of their developments as some matters, such as the availability of funding, may not be completely within their control. The S.106 agreement should provide for the land or dwellings to be transferred to a RSL. This is to ensure that the properties are occupied in perpetuity, subject to any rights to acquire, by people identified by the Council or the RSL as being in affordable housing need. It will normally be preferable for land to be transferred to a RSL rather than for the developer to transfer a proportion of the finished units, but each case will be treated on its own individual merits. Developers will be required to provide an Affordable Housing Plan (AHP), which will be appended to the section 106 agreement.

The Council will generally expect affordable housing to be provided on the development site in order to create balanced communities. The Council will nevertheless take into account the size of the site and the type of development proposed in considering whether, in exceptional cases, to seek provision on an alternative site within Medway or a financial contribution towards such provision, in lieu of on-site provision.

In order to avoid the negative implications of social exclusion and isolation, affordable homes within housing schemes should be distributed in a number of areas. Developers will need to satisfy the Council that the mix of unit types will address the housing need that has been identified and that the standard of construction is suitable.

The need for supported housing is set out in the council's housing strategy. This reflects the government's supporting people objectives to provide high quality, value for money housing and support services to vulnerable people. There will be occasions where the council will seek to negotiate an element of supported housing as part of the affordable housing requirements.

New employment development increases pressure on the housing market, and a lack of suitable affordable housing can lead to recruitment difficulties, unsustainable travel patterns and hinder development and expansion of clusters. Proposals for employment provision or other commercial uses, as well as specific operations such as nursing homes or large educational establishments, will be encouraged to make appropriate contributions towards affordable housing needs, particularly for key workers. Retirement and sheltered housing will also need to address affordable housing needs, either on part of the site involved or through commuted payments for use in alternative locations.

Policy HMU 05 Affordable Housing

In accordance with the findings of up-to-date Housing Needs Studies an element of affordable housing will be sought to meet local needs on all suitable housing developments of 15 or more dwellings or where the site area is 0.5 hectares or more.

On these sites the council will negotiate to achieve an affordable housing provision of 35%. Affordable housing is to be provided for both people in traditional housing need as identified by the Council or a registered social landlord and for people on moderate incomes who cannot afford market housing, and key workers.

The normal requirement will be for the affordable housing provision that is made on any site to be in the form of 25% socially rented and 10% intermediate housing, including shared-ownership and discounted rent.

The subsidised or discounted housing element of any development which is provided in accordance with this policy should be secured so that it will be available in perpetuity to meet local needs and should benefit from a subsidy so that it is available at affordable rents.

Monitoring progress and effectiveness

- Number of permissions for affordable housing.
- Number of affordable housing completions
- Contribution to housing completions from affordable housing (as defined in the policy)

Key documents

- Planning Policy Guidance 3: Housing. 2000
- Planning Policy Statement 3: Housing (consultation draft) 2006
- Medway's Housing Market Assessment 2005
- DCA Medway Housing Needs Survey 2002
- Medway Housing Needs Survey 2006 (forthcoming)
- South East England Regional Assembly (SEERA) - South East Plan: Core document: Section D3: Housing (Policy H4)
- South East England Regional Assembly (SEERA) - South East Plan: Core document: Section E4: Kent Thames Gateway (Policy KTG2)
- The Medway Guide to Development Contributions (Draft: February 2006)

Student Accommodation

The University of Kent and University of Greenwich, together with Mid-Kent College and Canterbury Christ Church University, are developing a new, integrated university campus in Medway known as the Universities at Medway initiative. Based on and around Greenwich's existing Pembroke Campus at Medway, the project is the first of its kind and aims to quadruple existing student numbers in Medway to 6,000 by 2010.

It is estimated that the campus will add £10 million to the local economy and create an additional 600 jobs. Such gains represent a significant and positive change in Medway. They offer real opportunities, not only to Medway's young people but also to adult learners who wish to take advantage of the opportunity to re-train by studying locally.

In addition to the Universities at Medway campus at Pembroke, the Kent Institute of Art and Design (KIAD) merged with The Surrey Institute of Art & Design, in August 2005 to form the University College for the Creative Arts with a campus at Rochester.

A proportion of students at University and other higher education colleges live away from their parental homes. As student numbers increase in Medway, it is expected that the number of students living in purpose built or private rented accommodation will rise correspondingly. However, the universities' believe that as a result of the introduction of tuition fees, the majority of students are likely to already live locally, rather than coming from other parts of the country.

Despite this it is recognised that students form an increasingly important part of the private rented market and compete directly with those on low incomes for affordable housing. Therefore, whilst additional provision of purpose built student accommodation within the areas around the campuses will be encouraged, it is important that land allocated to alleviate the existing housing shortage and projected housing need, is not lost to local people by its development solely for students.

Student accommodation can contribute to the diversity of housing mix on larger sites and can aid regeneration. It is therefore expected that student accommodation can be delivered from a range of sites with the Universities at Medway taking a more proactive role in delivery.

Policy HMU 06 Student Accommodation

Planning permission will be granted for student housing within the urban area where:

- **The site is not allocated for housing or employment use; and**
- **The proposal would not adversely affect nearby residential amenity; and**

- **The proposals would not lead to an unacceptable increase in on-street car parking; and**
- **There is an identified need for the development;**
- **The development would bring vacant upper floors of retail or business premises into use.**

When determining any such applications, account will be taken of the amount of student housing already available in the vicinity or with planning permission.

Monitoring and Review

- Number of student accommodation units provided
- Percentage of young people going into higher education

Evidence Base

- Planning Policy Guidance 3: Housing
- Codes of Practice for Student Accommodation 2006 – ODPM

Better use of existing stock

In the draft South East Plan, local planning authorities are advised to encourage the adaptation and re-use of existing dwellings across the region to meet changing demographic and social needs. It is advised that measures should include:

- Identifying in local development documents areas that suffer from particular problems of empty and run-down dwellings that would benefit from an action area plan approach to remedying these problems
- Adopting policies and programmes to improve or redevelop areas that are becoming outworn and thus ensure their overall quality and attractiveness as places to live
- Producing empty homes strategies setting out a range of initiatives to bring empty homes back into use
- Considering incentives to encourage smaller households occupying larger properties to move to smaller dwellings
- Adopting policies that encourage the conversion of larger houses to flats in appropriate locations where such an approach is consistent with meeting the identified local housing needs.

There are about 3100 vacant dwellings in the Borough representing 3% of the residential stock. This is in line with the national average and the majority of this vacancy is a natural function of the housing market and is due to house sales / deaths / moving into care etc. It is estimated that only approximately 200 dwellings are long-term voids. In the public sector empty dwellings have fallen to insignificant levels in recent years so the majority of these are in the private sector.

Homes in poor condition damage the health of those who live in them; the challenge is to provide all occupiers with a decent home by 2010. The definition of a decent home is one that meets the current minimum standard for housing as defined by law:

- Is in a reasonable state of repair
- Has reasonably modern facilities and services
- Provides a reasonable degree of thermal comfort

The Decent Homes targets also seek to improve conditions for vulnerable households and families with children in privately owned housing. A different approach is needed for homes in the private sector. The approach for the council and housing association is based on the actual homes while the approach for the private sector is based on the occupier. For example vulnerable household may include low income or pensioner households which have difficulty in accessing the equity in their homes.

Each local authority must gather information to establish the size of the problem in their area and are then legally required to assist this group.

Other measures include maximising the potential of living over the shop in town centres such as Gillingham. A number of town centre businesses have a considerable amount of upper storey accommodation, which could be used for residential purposes. Utilising this would have the dual benefit of increasing the dwelling stock and assisting businesses that may wish to reduce their overheads.

Converted flats and bedsits, whether self-contained or not, can provide a valuable form of small, low cost accommodation for sale or rent. While such accommodation may have some individual facilities, for example small kitchen areas, most facilities will be shared including bathrooms, communal lounge areas and entrances. In Medway, such houses in multiple occupation (HMOs) tend to be located in town centres or in older established residential areas. Frequently such shared accommodation is found in dwellings, which are no longer suited to family use. Flat conversions and HMOs can in some cases cause difficulties for neighbouring properties or have an impact on the character of the locality. This can arise from the intensity of occupation and relatively high levels of activity associated with such units. Particular problems can include noise and disturbance, living areas adjacent to bedrooms of adjacent houses and lack of adequate parking provision either on site or in surrounding roads.

Policy HMU 07 Better Use of Existing Stock

To help meet housing needs and to promote urban renaissance and the sustainable use of resources, Medway council will assess the existing housing stock in its area and implement measures, including the use of its statutory powers, to reduce the number of vacant, unfit and unsatisfactory dwellings. As part of this, proposals for the conversion of existing residential properties into flats or houses in multiple occupation will be permitted where:

- **The property is suitable for such a use and a satisfactory standard of accommodation and access to the living space can be achieved;**
- **There would be no adverse impact on neighbouring properties or on the character of the area due to noise or disturbance, loss of amenity or privacy or the overall level of activity; and**
- **Adequate provision can be made for car parking, where appropriate.**

Proposals for the conversion of vacant space above shops and offices, in or on the edge of the town centres, will also be permitted subject to the above criteria.

Indicators, Monitoring and Review

- Number of vacant / derelict buildings in Medway.
- Number of vulnerable households and families with children in privately owned housing whose homes do not meet the Decent Homes Standard

Implementation

Private Landlords
Homeowners

Support networks for vulnerable people

Evidence Base

- South East England Regional Assembly (SEERA) - South East Plan: Core document
- Planning Policy Statement 1: Delivering Sustainable Communities (2005)
- Planning Policy Guidance 3: Housing. 2000
- Planning Policy Statement 3: Housing (consultation draft) 2006

Residential Institutional Accommodation

Medway, like most other urban areas, is experiencing a steady increase in the number of its population over retirement age. This trend is likely to continue and will result in more very old people who are likely to require community care or accommodation in nursing homes. Other groups in society also require what is usually termed 'institutional accommodation' and it is important that adequate provision is made to meet the full spectrum of local needs.

Policy HMU 08 relates to part of the C2 Use Class, which is for residential institutions and other non-custodial institutions where a significant element of care is provided for the occupants. This can cover a range of uses such as nursing and convalescent homes, community care and care homes for the elderly, centres for those with severe disabilities and hostels for social rehabilitation. For the purposes of the policy this excludes hospitals, residential schools, colleges or training centres which are also C2 uses.

In recent years there has been a significant trend, arising from the Government's objectives relating to care in the community, towards proposals for homes offering a secure environment for those with learning or behavioural difficulties. These types of institutions, if permitted, can in some cases have a detrimental impact on their immediate surroundings in terms of noise and disturbance. They can raise public safety issues and additional parking demands. The policy provides safeguards to control uses of this nature, including the potential withdrawal of use rights where, for example, an old people's home or nursing home is approved which could be converted into uses in the same Use Class without a further planning application having to be submitted and approved.

Independent living is not suitable for everyone. This may be due to age and health. People vary in the level and type of supported living they need, varying from 'half-way' housing to full time, nursing care. Some needs are temporary whilst others are long term. Service provision has moved on from the past approaches of long stay institutions. Institutional care differs from residential accommodation for supported vulnerable people, who are living in forms of housing, usually as groups of people, that is not institutional but which provides them with the opportunity to move from conventional institutional accommodation towards more independent living.

The Council strongly supports the provision of housing to meet the requirements of people in special need of help or supervision where conventional housing may not be suitable. It is important, nevertheless, that the concentration of residential institutional accommodation should be controlled to ensure that the properties themselves are suitable and that the intensification of use in residential areas will not change the character of the area or involve a loss of amenity to residents because of the potential noise and disturbance it could create (including the impacts from service traffic) outside normal working hours.

A site unacceptable for housing development will generally be regarded as unacceptable for a new residential home. Examples of inappropriate environments would be close to a busy railway line or heavily trafficked road, properties that do not have gardens of an adequate size or areas where the topography makes it difficult for pedestrians.

Locating within or in close proximity to a designated town, district or local centre is more sustainable in terms of housing for the care and nursing staff. It also enables shopping, community and medical facilities to be reached easily for those living at the premises. It is important to ensure that this type of development:

- Provides appropriate amenity for the occupants and for adjoining residents and uses. This may require sensitive site selection and design, to avoid a potentially inappropriate mix of accommodation in the locality.
- Locations that are relatively 'sustainable', enabling access by non-car modes to relevant facilities and contributing to the best possible quality of life for their residents. Proposals for residential institutional uses outside defined settlement boundaries will not usually be permitted.
- Integrate with surrounding uses with as little disturbance for the existing and the proposed uses.
- Safe and quiet surroundings, sensitive for example regarding air quality, risk of flooding; and
- The conversion of larger dwellings is undertaken sensitively.

Residential institutional uses are also considered to be appropriate where large houses can no longer be retained as individual residences and sub-division to create flats is not practicable. This will particularly be the case where the house is of architectural or historic interest.

Policy HMU 08 Residential Institutional Accommodation

Planning applications for the erection of or change of use, or extensions to residential institutions as defined in Class C2 of the Town & Country Planning (Use Classes) Order 1987 (excluding hospitals, residential schools, colleges or training centres) will be permitted where:

- **It would not result in the loss of land identified for housing development whilst recognising its potential contribution on mixed-use sites;**
- **The conversion can be satisfactorily achieved, e.g. the existing building can be converted without the need for disproportionate extension, and, in the case of a listed building, building of local interest or in a conservation area, without damage to the visual appearance and historic or architectural interest in the building;**
- **The retention of sufficient open and defensible amenity space around the property for use by residents and visitors;**
- **The proposal would not be detrimental to the amenities of immediate neighbours by causing undue noise and disturbance,**

and the development would not create or give rise to a significant material adverse impact on public safety;

- **The development would not lead to a clustering of similar uses in the locality;**
- **The premises are well related to the public transport network and community facilities, and readily accessible by walking and cycling.**
- **A satisfactory access, parking and servicing layout can be achieved.**

Where planning permission is granted, use rights under the provisions of the Use Classes Order 2005 may be withdrawn where there is evidence to suggest that a change of use from that granted to another use within the same Use Class would be inappropriate.

Indicators, monitoring and review

- Creation of new or replacement residential / nursing home beds and Sheltered (Extracare) Units.
- Unscheduled admissions to hospital

Evidence

- SEPHO 2005 Annual Report of the South East Regional Director of Public Health
- "Choosing Health in Medway" The Annual Report of the Director of Public Health 2004
- Centre for Policy on Ageing CPA Briefings on Residential care and older people 2001
- Medway Supporting People strategy 2005-2010

Future Proofing Homes

A home uses a lot of resources and therefore it is not sustainable to build homes that quickly become obsolete or are expensive or difficult to maintain. Many of the tower blocks of the 1960's are examples of homes that were not built for longevity. In comparison, homes with an adaptable building form encourage restoration, conversion and re-use over time. Research showed that in 2004 it cost an average £5666 per year to run a house in the UK. The costs break down to: mortgage interest and council tax 48%; power 13%; maintenance 8%; water and miscellaneous services 6%; telephone 6%; appliances 5%; household insurance 5%; goods and services 4%; and toiletries 3%. For people on restricted incomes, such as some pensioners, the proportions are slightly different and show that a home's operational running costs are a key component of their expenditure. Reducing these costs can therefore result in significant quality of life and health improvements.

The Building Research Establishment's BREEAM standard assesses the performance of buildings in the following areas:

- Management: overall management policy, commissioning site management and procedural issues
- Energy use: operational energy and carbon dioxide (CO2) issues
- Health and well-being: indoor and external issues affecting health and well-being
- Pollution: air and water pollution issues
- Transport: transport-related CO2 and location-related factors
- Land use: greenfield and brownfield sites
- Ecology: ecological value conservation and enhancement of the site
- Materials: environmental implication of building materials, including life-cycle impacts
- Water: consumption and water efficiency.

Credits are awarded in each area according to performance. A set of environmental weightings then enables the credits to be added together to produce a single overall score. The building is then rated on a scale of PASS, GOOD, VERY GOOD or EXCELLENT, and a certificate awarded. The residential version of BREEAM is known as the Eco-homes Standard. Details are available at www.breeam.org/ecohomes

In 1991 the Lifetime Homes concept was developed by a group of housing experts who came together as the Joseph Rowntree Foundation Lifetime Homes Group. Lifetime Homes have sixteen design features that ensure a new house or flat will meet the needs of most households. Lifetime homes represent a sustainable and flexible approach to meeting the vast majority of general mobility needs. The Joseph Rowntree Foundation defines lifetime homes as homes *"which are designed either to meet the changing needs*

occurring throughout one family's lifetime ... or to meet the varying needs of numerous changes of [the] occupiers in the same home."

An advantageous feature of lifetime homes is their ability to offer choice thereby allowing the occupier whose mobility needs change, to remain in the lifetime home if they so desire rather than being forced out because their home is unsuitable in meeting their changing needs. There is demonstrated work to show that incorporation of Life Time Home criteria into modernisation programmes is both feasible and affordable. A Joseph Rowntree Foundation study published in 1996 demonstrated that many of the standards could be absorbed into refurbishment at little or no extra cost, whilst significant savings could accrue by reducing future expenditure on one-off adaptations. For more information see www.lifetimehomes.org.uk

Under the extension to Part M of the Building Regulations (October 1999) all new housing has to meet certain standards to ensure it is accessible to disabled people. The requirement applies to any dwellings that are newly erected, or have been substantially demolished to leave only the exterior walls. The requirements do not apply to extensions or alterations although where a dwelling is altered access should not be reduced. The aim of the amendment to these Regulations is to enable disabled people to have access to new dwellings, including flats, and to be able to use the principal access level, which should include toilet facilities. Meeting these requirements should enable occupants to cope better with reducing mobility and to be able to stay longer in their own homes. Some aspects of Part M may not apply in all cases. For example where the plot is too steeply sloping to provide suitable ramps, where the dwelling has a basement or where it is in a Conservation Area.

When designing new homes, it is now therefore often necessary to take account of three sets of requirements:

- Part M of the Building Regulations that has recently been extended to include all new homes.
- Housing Corporation's Scheme Development Standards, which all housing funded with Housing Corporation money must meet - see www.housingcorplibrary.org.uk
- Life Time Homes standard, which many commissioning clients and local authorities now require.

The design solutions for all three sets of requirements are broadly similar. The Lifetime Homes standards and the Scheme Development Standards go a little further than Building Regulations in their requirements for adaptability and flexibility to be designed into the home. As these additions are minor and it is sensible to design homes which achieve all of these requirements, and are thus 'universal' in their appeal and application.

The three design solutions are not specifically designed with wheelchair users in mind or those with more severe mobility difficulties. Therefore some purpose built specially designed wheelchair standard housing is also

necessary. Wheelchair housing is housing suitable for use by people with disabilities who experience severe disabilities and are permanently confined to wheelchairs. It needs to be on one level and its principal feature, in addition to easy access, is its above average space standards in order to allow for full wheelchair manoeuvrability throughout. The Council's aim is to achieve this in 2% of new dwellings overall. More information is available from 'Wheelchair Housing Design Guide' (WHDG Cl/Sfb 848–1997) published by Construction Research Communications Ltd. For sites of 50 dwellings or more, a minimum of 2% of dwellings across the site are to be built to wheelchair standard and meet the requirements of the Housing Corporation "Scheme Development Standards". This provision will be in addition to Lifetime Homes provision. http://www.housingcorp.gov.uk/upload/pdf/SDSv5.pdf

The Council's Building Control Section is responsible for ensuring that relevant proposals include satisfactory access to and within buildings. However it is important that these considerations are also made at the planning application stage to avoid the risk of abortive planning applications when Building Control issues are subsequently dealt with.

All such housing should be developed in line with the Council's wider design policies HMU 04 and CS 03 and take into account current Secure by Design advice and the Council's minimum internal space standards which are being developed.

Policy HMU 09 Future proofing homes

Housing should be designed to enable it to be adaptable for use by all sectors of the community throughout their lives.

An element of eco-homes and lifetime homes standard dwellings will be sought to meet local needs on all suitable housing developments of 15 or more dwellings or where the site area is 0.5 hectares or more.

On these sites the council will negotiate to achieve:

- **At least Eco-homes standard 'very good', or higher**
- **The provision of at least 50% of all homes constructed to the Joseph Rowntree Lifetime Homes Standard**

For sites of 50 dwellings or more, a minimum of 2% of dwellings across the site should be built to wheelchair standard housing. This provision is in addition to Lifetime Homes provision.

Indicators, Monitoring and Review

Evidence

- Planning Policy Statement 1: Delivering Sustainable Communities (2005)

- Planning Policy Guidance 3: Housing. 2000
- Planning Policy Statement 3: Housing (consultation draft) 2006
- Wheelchair housing design guide' (WHDG CI/Sfb 848–1997) published by Construction Research Communications Ltd
    - The Medway Guide to Development Contributions (Draft: February 2006)
    - South East England Regional Assembly (SEERA) - South East Plan: Core document: Section D1: Cross-cutting(Policy CC4)

Ensuring mixed-use communities

Paragraph 27 (ii) of Planning Policy Statement 1: Delivering Sustainable Development (PPS1) advises that to deliver sustainable development, development plans should seek to *"promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities."*

And *that "policies should promote mixed use developments for locations that allow the creation of linkages between different uses and can thereby create more vibrant places".*

PPG3: Housing promotes mixed use and advises that local authorities should promote developments, which combine a mix of land uses, including housing, either on a site or within individual buildings such as flats over shops.

Policy CS07 in the Core Strategy of the Medway local development framework specifically encourages the development of sustainable neighbourhoods and the provision of mixed uses is often critical to this.

It is essential therefore that proposals for larger developments incorporate a programme for mixed uses to be provided.

Housing developers sometimes do not have direct experience of providing non-residential elements or fail to make timely provision, leading to pressure to reduce or remove them entirely in favour of further residential development. This is not acceptable.

Accordingly, on all mixed use developments, the council will require evidence from the applicant/lead developer that the non residential components will be provided in a timely manner. Ideally this should be done by enlisting any necessary development partners before making a planning application and certainly before the development is commenced.

Policy HMU10 will apply to relevant 'windfall' developments in addition to sites allocated in this development plan document.

Policy HMU 10 Ensuring Mixed-Use Communities

Applicants for planning permission on all mixed use developments will be required to provide evidence that appropriate provision has been made to ensure the timely provision of all non residential elements.

The local planning authority will impose conditions to secure the range of uses proposed including setting appropriate trigger points. These requirements shall apply to significant 'windfall' sites in addition to sites specifically allocated in this development plan document.

Indicators, Monitoring and Review

Evidence Base

Residential development in rural settlements

National Guidance (PPS7) states that the preferred location for new housing development should be on previously developed land in towns and cities, and other identified service centres. This would provide more sustainable forms of development where employment, housing (including affordable housing), services and other facilities are well served by public transport, with opportunities for walking and cycling. Sustainable development is the core principle underpinning land use planning (PPS1).

Planning Policy Guidance 3: Housing (PPG3) recognises the limits on accommodating new housing development in expanded villages. Unless it can be demonstrated that new housing will support local services, like schools or shops, and help to secure a mixed and balanced community through the provision of affordable housing to meet local need, most new development will involve infill development or peripheral expansion. The draft PPS3 recognises that the focus for significant development should be market towns or local service centres. However, sufficient land should be made available either within, or adjoining market towns or villages for both affordable and market housing, in order to sustain rural communities.

The South East Plan supports sustainable rural communities and development that maintains and enhances local distinctiveness. Some new housing in rural areas will be required to meet identified social or economic needs. Recognition should be made of the need to provide for other community facilities that will contribute to quality of life.

In the Medway Local Plan the larger settlements, as defined on the proposals map, are considered to be of sufficient scale to accommodate minor development whilst preventing sporadic development in the open countryside. In general the boundaries have been tightly drawn to exclude schools, playing fields, actively used allotments, working farms and larger gardens. Where public or private open space areas have been included, development will not be permitted.

Aside from infilling, what is minor development will depend on the character and size of the settlement to which a proposed development relates. For example, development of 10 houses within the confines of a larger rural settlement might be considered as acceptable because it would represent a very small increase in terms of size or population. On the other hand a similar sized development in a smaller village would be much more significant and would need to be assessed accordingly.

Accordingly new development, including redevelopment on sites outside the built confines of rural settlements, will not usually be permitted except on land identified in a parish or village plan.

Policy HMU 11 Residential Development In Rural Settlements

Housing development in rural areas, which has not been allocated for that purpose in a village or parish plan, or where an exceptional case can be justified, will be restricted to minor development such as infilling (which is the completion of an otherwise substantially built-up frontage by the filling of a narrow gap capable usually of taking one or two dwellings only) in suitable locations within the existing built confines of the following villages and settlements:

I. Allhallows
II. Lodge Hill Lane, Chattenden
III. Cliffe
IV. Cliffe Woods
V. Cooling
VI. Cuxton
VII. Grain
VIII. Halling
IX. High Halstow
X. Hoo st Werburgh
XI. Lower Stoke
XII. Lower Upnor
XIII. North Halling
XIV. Upper Halling
XV. Upper Stoke
XVI. Upper Upnor
XVII. Chattenden
XVIII. Lower Rainham

Indicators, Monitoring and Review

- net additional dwellings for the current year;
- Percentage of new and converted dwellings on previously developed land;
- Percentage of new dwellings completed at:
  (i) less than 30 dwellings per hectare;
  (ii) between 30 and 50 dwellings per hectare; and
  (iii) above 50 dwellings per hectare.
- Affordable housing completions;
- Percentage of affordable dwellings compared to total additional dwellings

Evidence Base

South East England Regional Assembly (SEERA) - South East Plan: Core document: Section D3: Housing (Policy H3)

Government Office for the South East (GOSE)

South East Regional Housing Strategy. 2006

Office of the Deputy Prime Minister (ODPM)

Planning Policy Statement 1: Delivering Sustainable Development. 2005
Planning Policy Guidance 3: Housing. 2000
Planning Policy Statement 3: Housing (Draft). 2006
Planning Policy Statement 7: Sustainable Development in Rural Areas. 2004

Housing to meet exceptional local needs

Paragraph 33 of draft PPS 3 Housing advises that:

> *"All local planning authorities that have small rural communities[4] should include a rural exception site policy in relevant development plan documents that applies to all these communities within their area. This policy enables local planning authorities to allocate or release small sites within and adjoining existing small rural communities, which may be subject to policies of restraint (such as Green Belt), and would not be released for market housing. Development plan documents should set out the criteria against which sites not allocated in the development plan will be considered. Rural exception sites should only be released for affordable housing in perpetuity. Local planning authorities should consider, in applying the rural exception policy, the need to meet the needs of the rural economy, and in particular the needs of households who are either current residents or have an existing family or employment connection, in order that rural communities remain sustainable, mixed, inclusive and cohesive."*

This development plan document sets out the provision made for new housing development across Medway in the period to 2021. A deliberate emphasis is put on urban regenerations sites and the creation of a new settlement at ChattendenlLodge Hill. Previous development plans have allocated significant amounts of land as rural village extensions, especially at High Halstow and Hoo St Werburgh and considerable development has also occurred in other settlements including, Cuxton, Halling, Cliffe, Cliffe Woods and Grain. At least some of these developments have met local as well as wider housing needs. However, in accordance with the guidance outlined above provision now needs to be made to meet future needs within the rural settlements.

The principle of 'Rural Exception sites' for affordable housing is well established. Its basis lies in the fact that new development is not being

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[4] Small rural settlements have been designated for enfranchisement and right to acquire purposes (under Section 17 of the Housing Act 1996) by S.I. 1997/620 – 25 inclusive and 1999/1307. In Medway, SI 1997/625 "The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997" includes the whole parishes of Allhallows, Cliffe, Cooling, Halling, High Halstow, Isle of Grain, St Mary Hoo and Stoke, and part of the Frindsbury Extra and Hoo St Werburgh parishes as defined by the SI maps. The subsequent SI 1999/1307 "The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas) Order 1999" adds Cuxton parish to the list.

focused towards many smaller communities, largely as a result of their relatively unsustainable locations. However, this has limited the supply of dwellings in these communities. The result of this can be that certain groups of local people, including the young, and those working in rural areas for relatively lower wages, can no longer afford to rent or buy properties. The effects of this can include:

- A greater degree of reverse commuting by workers employed in rural enterprises who are forced to live elsewhere as a result of their inability to buy.
- An erosion of family and community ties as younger family members are forced to move away.
- A shift in the demographic balance which impacts upon the ability of local services, particularly schools, to maintain their patronage, and subsequently, their overall viability.

Policy HMU 05 sets out the Council's approach to the provision of affordable housing as a proportion of market housing sites. However, it is acknowledged that there will continue to be a shortage of affordable housing which cannot be met through the allocations and as a result an 'exceptions housing' policy is required.

Although PPG3 will be cancelled by new PPS3, draft PPS3 continues the emphasis that any proposals must be the result of a local community need. This need must relate directly to a village, parish or cluster of parishes. Local need relates to people who have a connection by residency, close family, employment or people who need to live locally to provide a specific service to the parish. It is expected that a local housing need assessment will be carried out to establish any local need, often by one or more Parish Councils in collobaration with Medway Council, and if such a need is established then an appropriate site will be sought.

Schemes that come forward under an exceptions policy will usually be on land that would not normally be released for housing. This can lead to landowners and developers seeking to gain planning permission for affordable housing on their land, in the knowledge that other forms of housing would not gain consent. This is why the emphasis is on proposals being led by an identified local need, rather than an identification of a site that a landowner would like to see developed. The local needs information will identify the level of need and will be used as the basis for any proposal and this local needs information should be updated within the last 12 months prior to a formal planning application being made. In the absence of an existing survey the onus will be on the applicant to provide the necessary evidence corroborated by the Parish(es) and Medway Council. Any housing secured under this policy will only be occupied by local people recognised by the Council to be in housing need.

Sites must be in locations which relate well to the settlement in question and are appropriate having regard to landscape access and other factors. The

policy still requires that well planned and good quality development is provided, and accordingly issues such as poor access, risk from flooding and landscape impact remain as important as they would be to any other proposal.

Rural exception housing is expected to be cheaper than market housing and this is achieved by virtue of a reduced land value, not as a result of poor quality materials and design. It will be expected that the quality of the design should reflect local styles and characteristics, although innovative approaches will not be discouraged where they are appropriate. Layout, materials and associated landscaping should also ensure that properties are fully integrated into the surroundings. The availability of properties will be maintained in perpetuity for local people, normally through the involvement of a Registered Social Landlord and by restricting occupancy to local people assessed as being in need.

It is important that any housing brought forward under this part of the policy is on sites of an appropriate scale. For the larger rural settlements within Medway (approx. 2,500 population), a rural exception site will normally consist of no more than 10 dwellings as this would equate to a 1% increase in population (see Policy HMU 11). For smaller settlements only one or two dwellings is likely to be appropriate. If a particularly large local need were established, then 2 small proposals would be preferable to a single larger scheme.

Circular 06/98 stresses the importance of exceptions schemes being "stand alone", i.e. they cannot be dependent on cross subsidy from market housing on the same or a nearby site. The exceptions policy is not a mechanism for landowners to gain consent for market housing on otherwise unacceptable sites.

Permitted development rights will be removed from exceptions policy housing either through conditions or section 106 legal obligations to help maintain properties at a size where they continue to be affordable.

The Rural Community Council for Kent and Medway which is a registered charity and is called Action with Communities in Rural Kent can help, via its Rural Housing Enabler, set up a “local needs” housing scheme by:

- Assisting Parish Councils and rural communities by providing independent impartial advice and support
- Helping identify if there is a need for affordable housing by undertaking a housing needs survey on behalf of the Parish Council.
- Helping identify suitable sites and liasing with the Planning Authority
- Establishing partnerships between Parish Councils, local authorities and housing associations to develop a local needs housing scheme
- Helping with community consultation

More information on this support is available via the Action with Communities in Rural Kent website and the Countryside Agency.

Policy HMU: 12 Rural Housing Exceptions

In exceptional circumstances limited amounts of rural land may be released for the development of homes solely for affordable housing on land which would not otherwise be released for general market housing provided that it meets the following criteria:

1. **Schemes must be supported by clear, up to date evidence of local housing need which can only be met in a particular village, parish or cluster of parishes and which cannot be met in any other way. Such evidence must support the scale and type of affordable housing proposed; and**
2. **Development must be on small sites which are within or immediately adjoining villages and must be capable of being well-integrated with the built form and character of the village; and**
3. **The development should provide affordable housing in line with the local needs assessment. Proposals which only involve a discounted initial price or are dependent on cross-subsidy elements from general market housing on the site will not be acceptable; and**
4. **The housing will be subject to a legal agreement establishing a mechanism for the management of the scheme by, for example, a registered social landlord, village trust or similar organisation which will ensure that initial and subsequent occupancy is restricted to people with a strong, demonstrable local housing connection and housing need and that the units remain affordable for the life of the property where this can be achieved; and**
5. **The council will exercise priority nomination rights for initial and subsequent occupancy; and**
6. **The development will apply the principles of sustainable development particularly in respect of its design, infrastructure requirements, availability of services and its location with regard to the highway and public transport network**
7. **As any development proposed under this policy will be to meet a specific local need, it is considered appropriate to require full details of the type and scale of housing proposed to be submitted. I.e., an outline application will not generally be acceptable.**

Indicators, monitoring, implementation and review

- Number and % of total affordable housing permissions provided by the rural housing exceptions policy
- Number and % of total affordable housing completions provided by the rural housing exceptions policy
- Comparison of houses prices in small rural settlements and the urban area

- Implementation of this policy will require partnership working between local communities and parish councillors, the Rural Housing Enabler At Action with Communities in Rural Kent, Registered Social Landlords (RSLs), landowners and Medway Council as the planning authority.

Evidence base

- ODPM - Consultation Paper on a New Planning Policy Statement 3 (PPS3) – Housing (December 2005)
- Countryside Agency – Building Communities: Highlighting the achievements of Rural Housing Enablers in the South East region
- South East England Regional Assembly (SEERA) - South East Plan: Core document: Section D3: Housing (Policy H4)

Gypsy and Traveller sites

Gypsies are defined in the Caravan Sites Act 1968 as:

"... persons of nomadic habit of life, whatever their race or origin, but (this) does not include members of an organised group of travelling showmen and persons engaged in travelling circuses, travelling together as such".

In December 2005 the ODPM released a consultation paper entitled "Planning for Gypsy and Traveller Sites". This paper includes an explanation of how local housing assessments will assist local authorities to quantify the level of need and how the new planning system and the involvement of Regional Housing Boards will translate that need into allocations in the planning process. This has not yet been determined or quantified.

The requirement to assess need to inform site provision has been reinforced by the ODPM's Circular 01/2006. The planning processes to provide sites for gypsy and traveller accommodation begin with the local authority assessing need as part of the gypsy and traveller accommodation assessment (GTAA) process. The data collected by the GTAA will then inform the preparation of the Regional Housing Strategy (RHS) that is prepared by the relevant Regional Planning Body (RPB). This will be used to revise the Regional Spatial Strategy (RSS) that, in turn, will identify the number of pitches required for each planning authority in the region. The local authority must allocate sufficient, suitable sites as required by the RSS for their part of the region in a Development Plan Document. The DPD will need to explain how and over what timescales the land will be made available for gypsy and traveller site provision.

As with other groups within the community, gypsies have housing needs. These needs are usually different from other groups and frequently require three different types of sites:

- Sites for settled occupation
- Temporary stopping places
- Transit sites.

There is one official gypsy site within Medway, located at Cuxton and gypsies and travellers have settled in a number of locations across the area.

Policy HMU 13 has been framed to cover the issue pending the completion of the GTAA for Medway and action by the Regional Assembly to incorporate the findings within the South East Plan.

Policy HMU 13 Gypsy And Traveller Sites

If the gypsy and traveller accommodation assessment process identifies a need, Medway Council will investigate the availability and suitability of a site or sites to be identified in the local development framework.

Proposals for the development of alternative uses of existing gypsy sites will be refused unless the local planning authority is satisfied that the local need for their provision no longer exists.

Indicators, Monitoring and Review

- % of gypsy site applications permitted on appeal
- Bi-annual count of caravans in unauthorised locations

Evidence base

Housing Act 2004

Caravan Sites Act 1968

Office of the Deputy Prime Minister

Definition of the term ‘gypsies and travellers’ for the purposes of the Housing Act 2004
Consultation February 2006

Planning for Gypsy and Traveller Caravan sites
Circular 01/2006

Travelling Showpeople's Quarters

Specific consideration has to be given to the provision of permanent sites for travelling showpeople, in accordance with Government guidance in Circular 22/91. Showpeople are self-employed business people who need permanent bases to which they can return during the operational season as well as spend the winter months, within reach of schools and other community facilities but where they can store equipment plus carry out essential safety and maintenance work which is required by the Showmen's Guild as well as by the HSE. In addition increases in size of rides plus the normal population growth as children mature and establish families of their own have combined to result in the overcrowding of some existing sites.

Increasingly, sites need to be occupied not just in the winter but also permanently by some members of the family. Older members will stay on site for most of the year and there are plainly advantages in children living there all year round to benefit from uninterrupted education.

Showpeople suffer very real problems in finding suitable sites on which to return when travelling between fairs and as a permanent home. Most showpeople are members of the Showmen's Guild of Great Britain and are required by the Guild to follow a code of practice on the use of their sites. Such development can, by its very nature, be visually intrusive in a rural or other sensitive landscape setting. Close proximity to residential properties can also be inappropriate because of the potential disturbance from the maintenance and testing of equipment during winter months, as well as its visual impact. Proximity to schools and other community facilities is normally sought, however. Circular 22/91 therefore suggests that sites on the outskirts of built-up areas may be appropriate.

There is currently a showman's site in Station Road, Strood and this has satisfactorily met local needs for many years.

Policy HMU 14 Travelling Showpeople's Quarters

Proposals for the use of land for the stationing of caravans occupied by travelling showpeople and the storage of their associated equipment will be permitted in accordance with the advice in circular 22/91, provided that:

A) The proposal would meet an identified need for travelling showpeople with established links with the locality;
B) Development would not have an unacceptable environmental effect;
C) The land is not the subject of unacceptable levels of noise disturbance, air pollution, smell, dust or contamination;
D) The proposal would not prejudice the amenities of neighbouring residential occupiers;
E) Adequate provision is made for vehicular access and parking;

F) Sites are within reasonable distance of local services and facilities.

Sites for travelling showpeople will not normally be appropriate within the green belt or AONB unless no other land is available and in such cases the development shall be appropriate to the character of the area.

Existing land for accommodation by travelling showpeople will be safeguarded at existing sites unless it can be clearly demonstrated that there will not be a demand for showpeople accommodation in the district in excess of supply in the foreseeable future.

Indicators, Monitoring and Review

Implementation

Work with: Showmen's Guild of Great Britain

Evidence Base

ODPM Planning Circular 22/91

Showman's Guild of Great Britain showmensguild@btconnect.com

Backland and tandem development

PPG3 recognises that good design and the layout of new development can help to achieve the best use of previously developed land whilst improving the quality and attractiveness of residential areas. In seeking to achieve these objectives, local planning authorities and developers are advised to think imaginatively about designs and layouts, which make more efficient use of land without compromising the quality of the environment.

In parts of Medway it is possible to find landlocked, vacant or neglected sites to the rear of existing residential properties. In some cases it may be acceptable to develop such "backland" for housing subject to a number of criteria. There will be a need to provide a proper means of access, suitable provision for parking and sufficient space between the existing and proposed buildings to preserve the amenity of the area and avoid overlooking. Sensitive design and landscaping will also be required, including the retention of any valuable existing natural features (such as trees). "Tandem" development, consisting of one house immediately behind another, sharing the same access, generally causes disturbance and loss of privacy to the house at the front and, therefore, proposals for such development will not be permitted.

Policy HMU: 13 Backland and Tandem Development

Backland development will be permitted only when it does not constitute piecemeal development that would threaten the comprehensive development of a wider area. Tandem development will not be permitted. Backland development will be permitted when:

- **There is no loss of privacy from overlooking adjoining houses and/or their back gardens**
- **There is acceptable vehicular access**
- **There is no significant increase in noise or disturbance to adjacent residents from traffic using the access**
- **Existing natural features, such as trees, which contribute to the amenity of the area are retained or conserved**
- **There is adequate private amenity space for the existing and proposed dwellings**
- **The character and amenity of the area as a whole is maintained**

Indicators, Monitoring and Review

Evidence Base

Housing and mixed-use site-specific allocations

The Local Development Framework Core Strategy commits the Council to the release of sufficient new housing sites to meet the requirements set out in the South East Plan, but also notes the current difficulty of not knowing the definitive Medway housing requirement for 2006 to 2021 pending the adoption of that plan.

In the interim, the Council will use the housing requirement in the submission stage South East Plan but it recognises that this should probably be regarded as a minimum figure. As a result of concerns expressed by GoSE in respect to the housing figures for Medway in the Kent and Medway Structure Plan, an additional footnote was added to the HP1 requirement for 11,500 dwellings in Medway for 2001 – 2016 namely:

> *"The housing quantity for Medway reflects the scale of development expected to occur by 2016 given the complexity of the key urban regeneration sites and the development programme for the proposed new settlement at Chattenden / Lodge Hill. Should a higher rate of development prove to be feasible on these sites this will be considered, subject to the provision of necessary infrastructure and services in accordance with an agreed development strategy for each site".*

An earlier section of this document sets out the context for the Medway housing requirement. Table 1 illustrates the additional land that needs to be allocated to meet this requirement once sites with planning permission and those subject to s106 obligations are taken into account. As set out in policy HMU 02, the dwelling requirement dwellings for the 2006 – 2021period is **12,402**.

Policy HMU 16 sets out proposals for new housing development, over and above those that already have the benefit of planning permission to meet this requirement. A summary list of the housing and mixed-use allocations in policy HMU 16 is given in Table 3. Each proposed site has a unique reference number and an indicative capacity that is neither a target nor a maximum figure, but merely reflects the council's initial assessment of the site. Development guidelines and principles are set out for each site. These summarise the requirements for the site to which intending developers will be expected to have full regard. In certain cases, the Council will require the production of more detailed development briefs or other material before planning applications are considered. Development proposals will need to satisfy all other relevant policies in this plan and the relevant saved policies in the Medway Local Plan 2003 and the Kent & Medway Structure Plan.

Included within the development guidelines are an archaeological assessment which has been undertaken primarily from readily available resources held by the Kent County Council Sites and Monuments Record. It is not a detailed appraisal but merely provides a broad initial view on the sensitivity of the archaeological resource and the way in which this should be approached for

each of the sites. The sensitivity of particular sites may change following more detailed appraisal and in light of new information.

A 5 point scale has been used to rank the sites with regard to archaeology. This is:

Scale	
1	Development of this site (or part of) should be avoided
2	Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.
3	Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.
4	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
5	No known archaeological potential on the site or part of it.

Table 3 – List of housing and mixed-use allocations in HMU 16

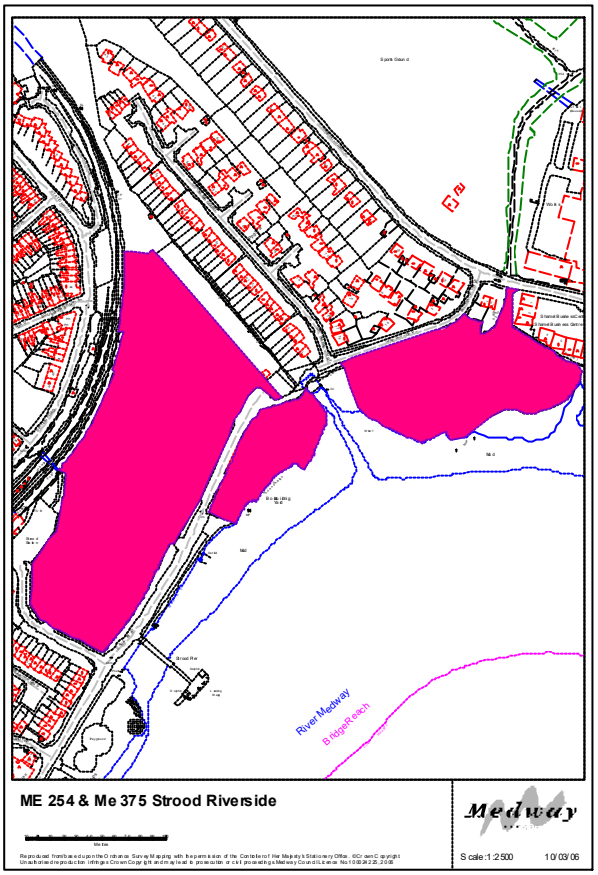
Site name	*Site Reference*	*Net dwelling yield to 2021*
AREA COVERED BY STROOD AREA ACTION PLAN		**1350**
Strood Riverside (ME 254 and ME 375)	ME 254 & ME 375	500
Strood Waterfront Action Area Temple Marsh Roman Way / Knight Road Strood	ME 413	500
Civic Centre & Council depot, Strood	PO 007	240
Former Safeway site, High Street, Strood	PO 008	110
CHATHAM CENTRE & WATERFRONT	**PO 004**	**1240**
The Brook & Upper High Street	PO 004 (a)	
Station Gateway	PO 004 (b)	
The Waterfront	PO 004 (c)	
Shopping 'Heart'	PO 004 (d)	
STAR HILL TO SUN PIER		**320**
Star Hill to Sun Pier (Featherstones)	PO 002	200
Gray's Garage High Street Chatham	ME 407	60
Star Hill to Sun Pier (37 High Street)	PO 003	30
ME386 328-338 and 342-344 High Street Rochester	ME386	30
RSME ESTATE (excludes Chattenden)		**444**
RSME Brompton (Kitchener Barracks)	PO 005	300
RSME The Upnors	PO 010	110
Amherst Hill Brompton	GL 150	34
OTHER SITES		**2515**
Howlands Nursery Christmas Street Gillingham	GL 180	60
The Interface Land, Chatham Maritime	PO 006	800
Rear of Compass Close, Rochester	PO 012	105
Former Cement works, Halling	PO 021	550
Chatham Docks	SS 001	1200
Dwellings from housing & mixed-use allocations		**5869**

Policy HMU 16 Housing and Mixed-Use Site Specific Allocations

Residential development will be permitted on the following sites, as defined on the accompanying site maps, subject to the requirements set out below.

All sites which meet the appropriate size thresholds will require the timely provision of infrastructure and services appropriate to that development.

Site Reference: ME 254 and ME 375	Address: **Strood Riverside**



Indicative housing capacity: 500

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: MLP 2003 allocations

SPD? Yes - currently under production

Housing mix and types:

Affordable housing:

Mixed uses: Predominately residential with potential for leisure, retail and community uses

Site constraints:

- Ecology / Biodiversity considerations esp. in respect to the mudflats
- Flood Risk
- Geotechnical investigations indicate that a layer of made ground covers the site
- Transport
- Noise
- Medium Pressure gas main
- Contamination

Archaeology - The underlying geology of the Strood Riverside site is principally Alluvium which may well contain buried and possibly waterlogged archaeological remains together with evidence of past environmental conditions.
The site lies to the north of the main London to Dover Roman road and its bridge over the Medway. A possible Roman track approaching the main road from the higher ground at Frindsbury was reported to lie in the northern part of the site in 1819.
By the 19th century the site had been reclaimed for a number of industrial developments including a cement works and a saw mill. The site includes the entrance to the former canal basin of the Strood to Higham canal. The former lock gates still survive on the development site and represent an interesting historic feature.
Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.

Design considerations:

- Improve connections to wider area
- Enhance quality and range of open space
- Enhance the existing railway station as a transport node
- Respect, where appropriate, the site's cultural heritage
- Resolve flood risk measures, whilst preserving an important shoreline habitat
- Improve the river frontage with leisure/tourist activity
- Provide a range, variety and mix of residential dwellings to supplement the local area market and foster economic growth
- Use new building to improve safety and surveillance and make place welcoming for street activity
- Provide other opportunities and facilities based on locational strengths

Access/Transport considerations:

- constrained boundaries created by two railway lines and the River Medway, thus creating a cul-de-sac situation in access terms

Development should

- Capitalise on the site's potential for enhanced public transport access, including guidance on how best to enhance the setting and function of the railway station as an important Medway gateway and the need to allow for a bus-only link from Commissioner's Road
- Improved access to the waterside with provision of a riverside walk and cycle path
- Improved access to and enhancement of the entrance to the railway station

LTP requirements:

HA view: It is proposed that 500 dwellings will be developed here between 2007/8 and 2021; assuming 50 are developed each year. Using first principle assumptions we would expect that 500 houses could generate as many as 5500 extra trips per day. As the site is located less than 3 km from the M2 it is likely that a proportion will use the A2/M2 corridor to travel to their destinations. Reference to 'Travel to Work' statistics indicates that this percentage could be as high as 19%

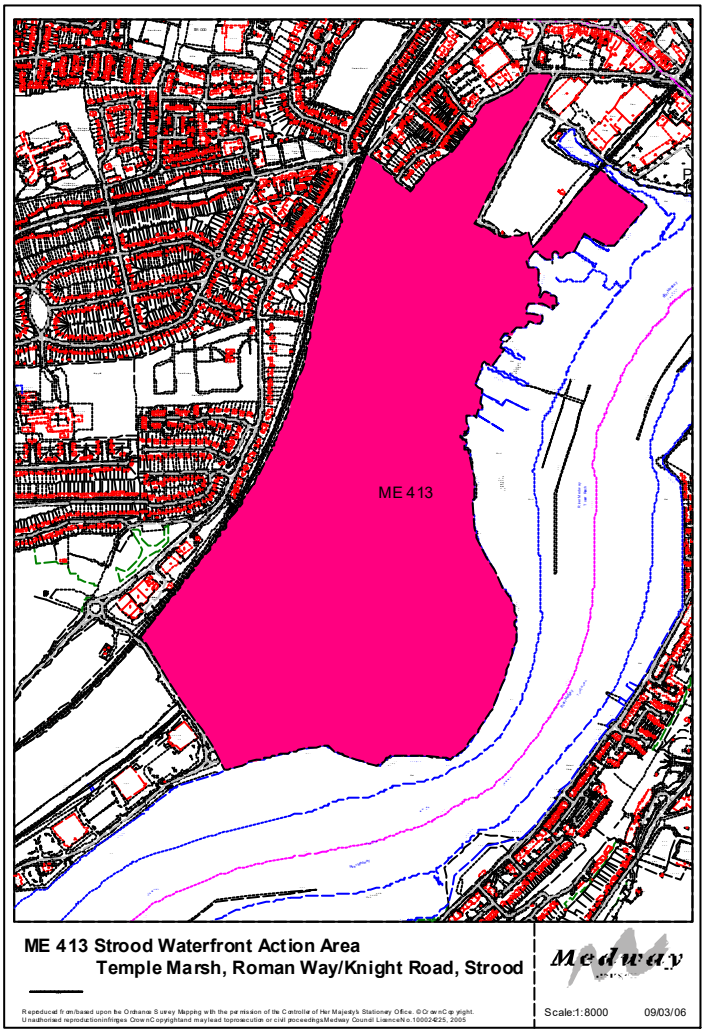
Other requirements:

Archaeological requirements: Development with archaeological measures secured through a suitable condition on any planning consent should be possible on this site. Consideration should be given to the retention of the lock gates and entrance to the former canal basin to provide an element of historic interest in the site.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Strood Riverside	500	200	St Mary's Strood Primary	100	Chapter	
					Temple	

Site Reference: ME 413	Address: **Strood Waterfront Action Area Temple Marsh Roman Road/Knight Road Strood**



Indicative housing capacity: 500

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: MLP 2003 allocations

SPD? Yes - currently under production

Housing mix and types: [sizes styles and tenures]

Affordable housing: [% target, sizes styles and tenures]

Mixed uses:

Site constraints:

Comprises three distinct areas – the former cement works, the Temple Marsh open space, and the Morgan Timber yard and waste / recycling uses each has its own constraints.

- The former cement works area, sometimes referred to as Medway Valley Park Phase 3, is located at the south western end of the site adjoining Roman Way and comprises cleared industrial land and spoil heaps.
- The Temple Marsh open space is owned by Medway Council but is not promoted or managed as open space. The space comprises both open recreational spaces and scrub. Part of the site is a Site of Nature Conservation Interest and borders the River Medway. The site supports valuable wildlife associated with the remnants of brownfield industrial uses.
- The remaining part of the site comprises the Morgan Timber yard and a range of other open industrial uses of a temporary nature including skip hire, waste and construction materials storage and distribution.

- Flood risk
- Assessments suggest that there may be a low to medium risk that contaminated soil is present within the land above high water level, although localised hot spots may be present.
- Site is subject to a number of noise sources. The most significant is the existing Medway Valley railway line which forms the western boundary of the site.

Archaeology - The Action Area is located on the west bank of the River Medway and is prominent in views from a number of important historic sites including Rochester Castle. The scheduled and Grade 1 listed, Knights Templar Hall at Temple Manor, is located within the Action Area itself just to the east of Knight Road.

The underlying geology includes extensive areas of Alluvium and Head Brickearth, which may well contain buried and possibly waterlogged archaeological remains together with evidence of past environmental conditions. A dry valley is also shown leading into Temple Marsh, which may have made the area more favourable for occupation during the prehistoric period. The River Medway in the Rochester area is well known for the deposition of prehistoric metalwork, and it is likely that ritual and/or settlement sites will be located along the river. A number of metal finds including hoards are generally located to the Temple Marsh area.

Numerous Roman remains are recorded in the area of and around the Action Area, including an apparently extensive cemetery in the northern part of the site. Roman pottery was also found at the then Wickham cement works (now Lafarge) during the nineteenth century. Anglo-Saxon burials have also been recorded in the northern part of the area.

Temple Manor, located within the site was originally part of a royal manor and was given to the Knights Templar by Henry II in 1159. The surviving building comprises a 13th century hall over a vaulted undercroft, with 17th century additions. Medieval foundations and middens have been recorded in the area around the present hall, and may possibly extend into the Morgan's Timberyard site. It is likely that additional archaeological remains relating to the farm complex and use of the wider landholding will be present in the surrounding area, including possibly Temple Marsh.

The Action Area and its surrounds have been used for industrial purposes during the post-medieval period, including brickearth extraction, as a timber yard and as a cement

works. A number of small wharves or landing stages can also be identified on historic maps and two groups of probably post-medieval barges are apparently located along the foreshore in the northern part of the site and adjacent to Morgan's Timberyard.

The Action Area has variable archaeological potential ranging from high to probably low, depending on the extent of destruction by post-medieval industrial activity. The post-medieval industrial remains will however, in some cases, be of archaeological interest in themselves.

Scales 1,2,3

1 = Development of this site (or part of) should be avoided

2 = Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.

3 = Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.

Design considerations:

- Development proposals must understand and respond to the significance of the site in relation to its setting, its role as part of the Medway Renaissance Waterfront Strategy, its nature conservation value and the importance of integrating development with surrounding areas.
- Proposals should be informed by, and should positively respond to, the development influences of the site, including technical and environmental considerations.
- Proposals must support the aims of the Medway Renaissance Waterfront Strategy by creating a true mixed use environment which contributes to the success of Medway and which provides a range of housing and economic development opportunities.
- Proposals must be designed to ensure that development at Temple Waterfront is not isolated from surrounding residential and employment areas. This should be achieved through design form, views and vistas, massing and movement networks; by providing local amenities and services for residents and visitors; and by creating a destination in its own right for all.
- Proposals should respond creatively to their setting by creating a relationship between the built form, the river and the different elements of green space as part of a comprehensive approach to master planning the site. Applications must be supported by visual assessments which consider the impact of proposals according to a methodology agreed in advance with the Council.
- The nature conservation value of the site must be respected. Proposals should provide creative solutions to habitat creation, translocation and maintenance. Developers must demonstrate how their proposals provide long term protection for species and habitats.
- Open space within and adjoining the development should be accessible and safe; it should represent a valued and respected asset for residents and visitors.

Access/Transport considerations:

The site is accessed from five points.

- From the south west, Roman Way provides a connection to the A228 and M2.
- At a lower level the waterfront promenade from the Medway Valley leisure park provides a connection along the river.

- From the north, Walnut Tree bridge beneath the Medway Valley railway line provides access from Knight Road to the Strood Yacht Club, Morgan Timber and the Temple Marsh open space.
- Access is also achieved from the west under the railway in two places by underpasses the Wickham Arch at Norman Close and the other to the Morgan Timber yard.

LTP requirements:

HA view: Using first principle assumptions we would expect that 500 houses could generate as many as 5500 extra trips per day. As the site is located less than 3 km from the M2 it is likely that a proportion will use the M2 corridor to travel to their destinations. Reference to 'Travel to Work' statistics indicates that this percentage could be as high as 19%. As identified above, this development and its proximity to other proposed development sites in Strood means that in combination, these sites could have a potentially material effect on the trunk roads network unless carefully managed.

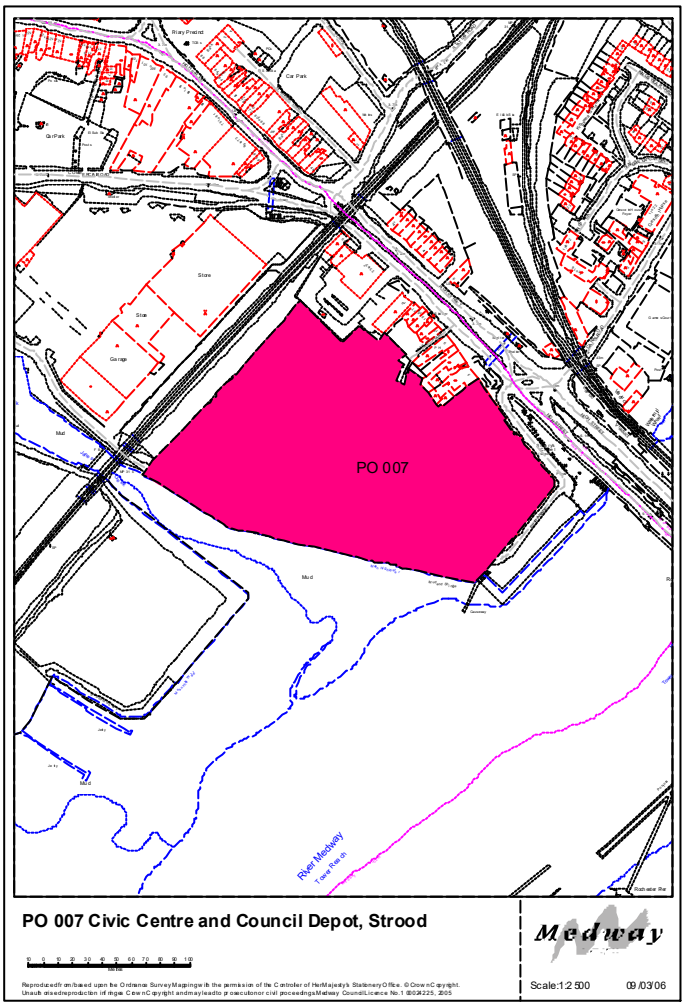
Other requirements:

Archaeological requirements: Development of the majority of the Action Area should be possible with archaeological measures secured through a condition on any planning consent. There are areas, however, such as the area around the Temple Manor, where any planning application should be accompanied by sufficient archaeological assessment to enable an informed decision to be reached allowing for the preservation of any important remains. Development affecting the site, amenity and setting of Temple Manor should be avoided and opportunities taken to enhance the setting of the monument and Listed Building. Development should also be sensitive to views to and from key historic sites on the eastern side of the Medway such as Rochester Castle, Cathedral and Fort Clarence.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Strood Waterfront Action Area- Temple Marsh, Roman Way/Knight Road, Strood	500	200	St Mary's Strood Primary	100	Temple	Developer contribution for additional places at existing schools
					Chapter	

Site Reference: PO 007	Address: **Civic Centre & Council Depot Strood**



Indicative housing capacity: 240

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: New site at Preferred Options (urban capacity study)

SPD? Within the proposed Strood Centre and Waterfront AAP

Housing mix and types:

Affordable housing:

Mixed uses:

Site constraints:

- Site falls within flood zones 2 and 3
- Potentially affected by land contamination
- Biodiversity constraints due to the mudflats
- Falls within a source protection zone 2 for the public water supply.

Archaeology - This site lies in an area of considerable archaeological potential. The High Street to the north of the site is the line of the main Roman road between London and Dover (Watling Street). Evidence of Roman activity adjacent to the road has been found at several places in Strood and burials and a causeway have been recorded just north of the site. The western abutment of the Roman bridge crossing the Medway would fall just north east of the Civic Centre site.
In the medieval period the Medway bridge was rebuilt to the south and fell in the area of the Esplanade at the eastern end of the site. Early maps show a road flanked by buildings joining this abutment with the High Street. The SMR records the site of St Mary's Chapel in the north eastern area of the site.
By the mid 19th century, the northern half of the site had been reclaimed from marsh land for a series of alleys and various riparian developments. By the end of the 19th century the site had been developed with a substantial iron and engineering works. The site is prominent in views from Rochester Castle.
Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.

Design considerations:

- The riverfront location provides an excellent opportunity to improve the quality and mix of commercial activities in the area as well as to provide a reasonable number of housing units.
- This is a flat site with no many changes to the topography. However attention must be given to the proximity to the river, as a flood measures could influence the design and location of different uses.
- The riverfront provides a unique setting for the site. Jane's Creek is an important feature that needs to be preserved and enhanced. There are some trees on the west side that ease the noise from the railway lines.

Urban Design principles:

1. Create a mixed-use quarter that supports the existing town centre.
2. Respond with an innovative design to the flood requirements for this type of development.
3. Maintain and enhance the existing river walk to provide a high quality public realm for residents and visitors.
4. Careful consideration to the existing views toward the Historic Rochester.
5. High Quality pedestrian links between the High Street and the River walk.
6. Create a comprehensive scheme that relates to the existing context and the new proposals such as Rochester Riverside.
7. Create a strong frontage along the High Street to increase pedestrian activity, particularly at ground floor level.
8. Maximise the riverside location with a right mixture of uses and efficient use of land.
9. Careful consideration must be made to the existing natural environment, in particular the Creeks on the South West side.
10. The site could accommodate some high buildings, but this needs to be justified by following the methodology set up in the Buildings Height Policy.

Access/Transport considerations:

LTP requirements:

HA view: It is proposed that 175 dwellings will be developed here. Using first principle assumptions we would expect that 175 houses could generate as many as 1900 trips per day. As the site is located less than 3 km from Junction 2 of the M2 it is likely that a proportion will use the A2/M2 corridor to travel to their destinations. Reference to 'Travel to Work' statistics indicates that this percentage could be as high as 19% of the generated trips. Although the scale of development is not particularly large, its proximity to other proposed development sites in Strood means that in combination, these sites could have a potentially material effect on the trunk road

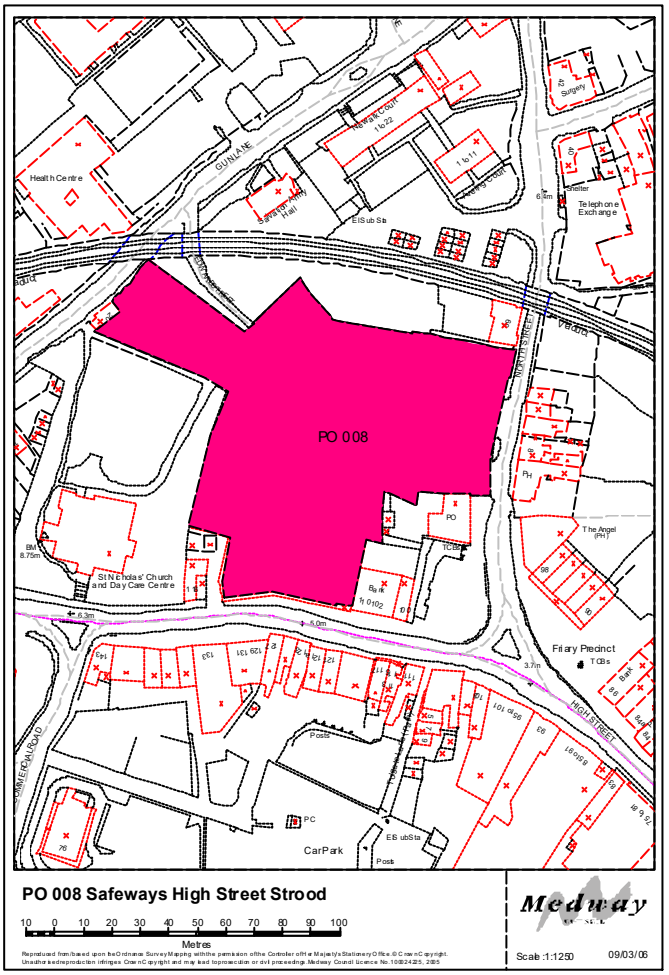
Other requirements:

Archaeological requirements: Development with archaeological measures secured through a suitable condition on any planning consent would be possible on this site. Development should avoid any impact on the western abutment of the medieval bridge if it survives within the site. Development should also be sensitive to the protection of views to and from Rochester Castle

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Civic Centre & Council Depot, Strood	175	70	Elaine Primary	35	Chapter	Developer contribution for additional places at existing schools
			St Mary's Strood Primary		Temple	

Site Reference: PO 008	Address: **Safeway High Street Strood**



Indicative housing capacity: 110

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: New site at Preferred Options (urban capacity study)

SPD? No - within the proposed Strood Centre and Waterfront AAP

Housing mix and types: Two potential options have been produced: both schemes have 1and 2 bed apartments whilst one also has 2 and 3 bed town houses

Affordable housing:

Mixed uses: Above the commercial units would be residential units that will increase density of the area and create a livelier environment.

Site constraints:

- Proximity to the railway's line is a major constraint to the site and raises environmental issues.
- Potentially affected by land contamination
- Site falls within a source protection zone 1 for the public water supply

Archaeology - This site lies in an area of considerable archaeological potential. Located immediately north of the main Roman road between London and Dover (Watling Street), evidence of Roman occupation has been found within the site. In 1900, during the construction of a brewery where the Safeways building is presently located, twelve substantial Roman pits were recorded. A Roman burial ground was also found to the north of the site in Gun Lane in the early 19th century.
The site lies adjacent to the medieval St Nicholas' Church, A listed Building and close to the site of the medieval Newark hospital.
Early Ordnance Survey maps indicate that the site has seen a succession of development including a timber yard, brewery and presently the supermarket. Throughout this time, areas of the site have remained open space and would have experienced limited disturbance.
Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.

Design considerations:

- Edwards Street is a road through to St Nicholas's Church and Day Care Centre, which needs to be maintained.
- On the north west side along Gun Lane there is a listed building that should be retained.
- Any development here must be of high quality to improve the existing townscape of the area. In particular, attention must be given to the relationship to the High Street, where the proposal needs to contribute to the sustainability of the town centre.
- The topography of the site is mostly flat with some gradient change towards the North West side along Gun Lane.
- The site has no significant landscape features. However, the adjacent open space provided by the Day Care Centre is an important part of the public realm even where is it hidden from the High Street.

Urban Design principles

1. Create a strong frontage and high quality design along the High Street with commercial units to replace the loss of the supermarket.
2. Use land efficiently in order to increase density in the town centre and contribute to the sustainability of the area.
3. Maintain permeability through the site and between Gun Lane and North Street. This pedestrian path is well used by the residents in the vicinity.
4. Maintain access to the Day Care Centre from Edwards Street.
5. Maintain service access to the commercial units along the High Street.
6. Repair the existing frontage along North Street where building form would help to define the street.
7. Provide enough parking spaces to replace the lost of the existing provision and avoid future sustainability issues within in the Town Centre.
8. Enhance the character of the area with high quality design and careful attention to the public realm.

Access/Transport considerations:

LTP requirements:

HA view: It is proposed that 150 dwellings will be developed here. Using first principle assumptions we would expect that 150 houses could generate as many as 1600 trips per day. As the site is located less than 3 km from Junction 2 of the M2 it is likely that a proportion will use the A2/M2 corridor to travel to their destinations. Reference to 'Travel to Work' statistics indicates that this percentage could be as high as 19% of the generated trips. Its proximity to other proposed development sites in Strood means that in combination, these sites could have a potentially material effect on the trunk road network unless carefully managed.

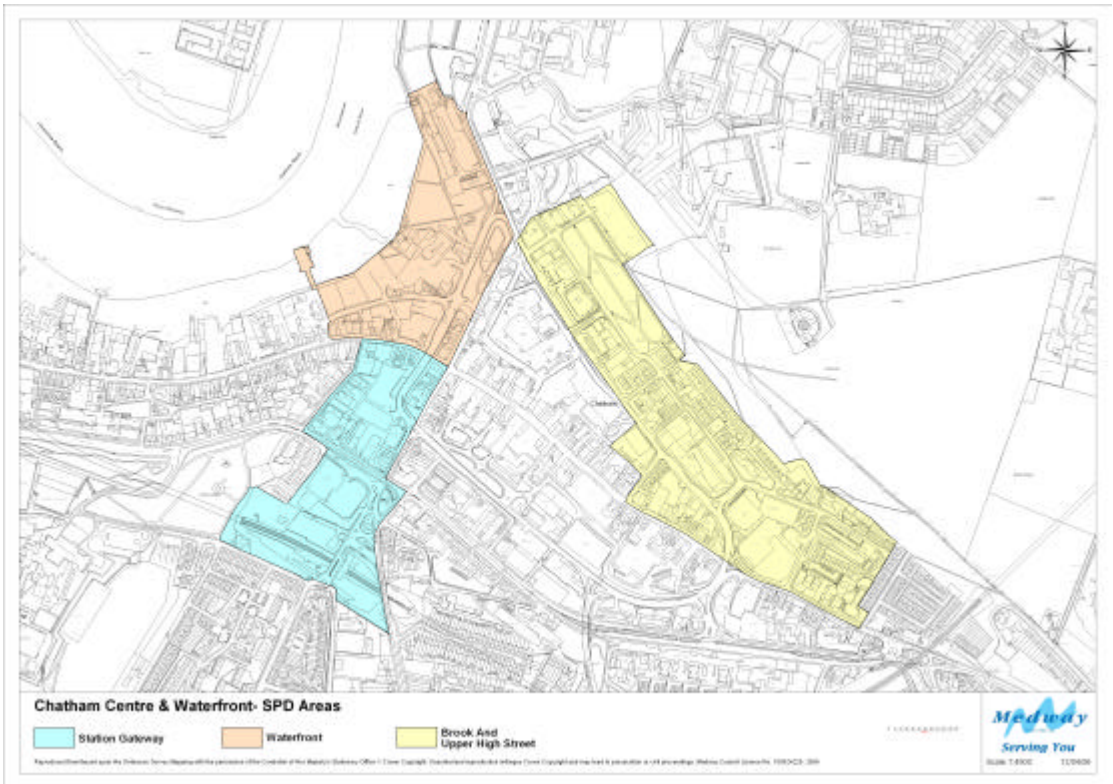
Other requirements:

Archaeological requirements: Development with archaeological measures secured through a suitable condition on any planning consent would be possible on this site. Development should be sensitive to the setting and amenity of St Nicholas' Church.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Safeways Strood High Street	150	60	St Mary's Strood Primary	30	Chapter	Developer contribution for additional places at existing schools
					Temple	

Reference: PO 004	Address: **Chatham Centre & Waterfront**



Indicative housing capacity: 1240

Development programme:

	2006-11	2011-16	2016-21	post 2021	Total 2006-2021
CHATHAM CENTRE & WATERFRONT					**1240**
Brook & Upper High Street	120	250	100		470
Waterfront	100	300	150		550
Shopping Heart	80	140			220
Station Gateway					0

Status: New site at Preferred Options (urban capacity study) - includes MLP 2003 allocation (ME 383 – Cross Street) within Brook & Upper High Street SPD area

SPD? Three SPDs to be produced for:

- Station Gateway
- Waterfront
- Brook & Upper High Street

Housing mix and types:

Affordable housing:

Mixed uses:

Site constraints:

All Chatham Sites

- Potential land contamination from previous land-uses

Archaeology - The archaeological potential of the proposal sites is variable. The northern sites fall close to the Scheduled Monuments of the Brompton Lines and Chatham Gun Wharf. Unscheduled areas of the former Gun Wharf and Holborn Wharf fall within the proposed development areas. The underlying geology of the sites close to the Medway includes Alluvium which may well contain buried and possibly waterlogged archaeological remains together with evidence of past environmental conditions.
The central sites, around the historic Town Hall Gardens include the site of a former military burial ground beneath the Whiffen's Avenue car park and areas of post medieval urban development.
The southern sites approach the line of the main Roman road between the coast and London. A number of Roman burials sites have been recorded in the surrounding area.
Scale 1,2,3
1 = Development of this site (or part of) should be avoided
2 = Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible
3 = Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.

Waterfront SPD area

- Area effected by flood risk considerations

Brook & Upper High Street SPD area

- Cross Street site is on a source protection Zone 3 for the public water supply.

Archaeology for Cross Street site - This proposed development site lies close to a number of Roman burials and cremations found at the Brook Mission Church and at the Brook Stone depot. The Brook Lane Pump Station, a Scheduled Monument lies to the north west. The site has been previously developed with terraced houses which could potentially have caused some disturbance of archaeological deposits.

Design considerations:

Brook & Upper High Street SPD area Urban Design principles

1. Create a strong frontage along The Brook to increase pedestrian activity, particularly at ground floor level.
2. Use land efficiently in order to increase density in the town centre and contribute to the sustainability of the area
3. Enhance the character of the area with high quality design and careful attention to the public realm.

Waterfront SPD area Urban Design principles

1. Create a mixed-use quarter that supports the existing town centre.
2. Respond with an innovative design to the flood requirements for this type of development.
3. Maintain and enhance the existing river walk to provide a high quality public realm for residents and visitors.
4. High Quality pedestrian links between the High Street and the River walk.
5. Maximise the riverside location with a right mixture of uses and efficient use of land.
6. Careful consideration must be made to the existing natural environment, in particular the Creeks.

Access/Transport considerations:

LTP requirements:

HA view: Whilst individual small sites are less likely to produce many trips, when examined in combination their individual small impacts on the trunk road network will be compounded. When these sites are further combined with other development areas or land-uses, their potential overall impact could then become materially significant. The HA would therefore suggest that a detailed examination of sustainable transport initiatives and essential infrastructure options should be developed for delivery through an appropriate mechanism that would be funded, at least in part, by the relevant developers. This may require, for example, joint working between the developers of various smaller sites to provide sustainable transport initiatives and, as a last resort, funding towards infrastructure that will have a direct benefit in relieving pressure at specific points on the trunk road network.

Other requirements:

Archaeological requirements for all sites: Development with archaeological measures secured through a suitable condition on any planning consent would be possible on the majority of the sites although any development must be sensitive to the historic environment. particularly around the Brompton Lines and Gun Wharf. Development around Gun Wharf should be sensitive to the setting and amenity of the Scheduled as well as other historic buildings within or close to the site. Any planning application should be accompanied by

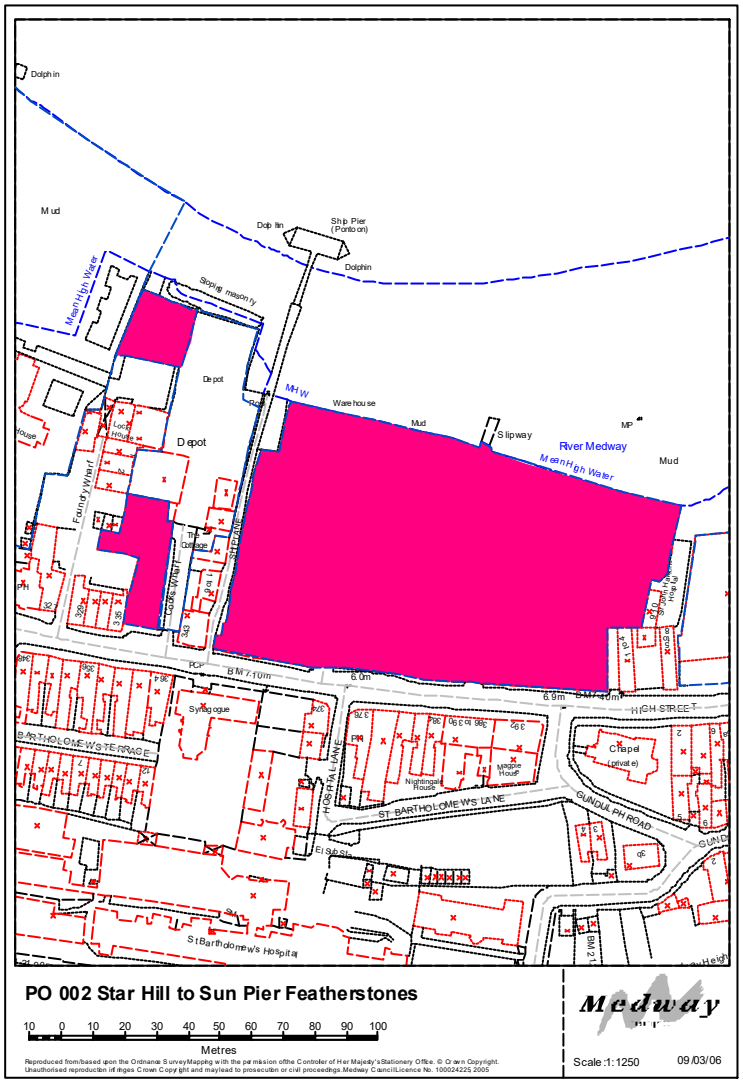
sufficient archaeological assessment to enable an informed decision to be reached allowing for the preservation of any important remains. Development at the Whiffen's Avenue should avoid impact on the former military burial ground

Archaeological requirements for Cross Street site: Development with archaeological measures secured through a suitable condition on any planning consent would be possible on this site. Development should be sensitive to the setting and amenity of the Scheduled Monument.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Chatham Centre and Waterfront	1370	548	New Road Primary	274	MCC	Developer contribution for additional places at existing schools. Need to reassess pupil product as development consists of a high number of flats.
					St John Fisher	
			All Saints C of E Primary		Fort Pitt Grammar	

Site Reference: PO 002	Address: **Star Hill to Sun Pier (Featherstones Remainder)**



Indicative housing capacity: 200

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: New site at Preferred Options (urban capacity study)

SPD? Star Hill to Sun Pier area covered by SPG

Housing mix and types:

- Mixture of conversions and new build
- Predominately flats

Affordable housing:

Mixed uses:

Commercial – active ground floor uses with residential above

Site constraints:

- The site lies within a Conservation Area close to a number of Listed Buildings

including the 16th century St John Hawkins Almshouses and the 11th century St Bartholomew's Chapel.
- Flood risk
- Potential land contamination
- Biodiversity considerations esp. in respect to the mudflats

Archaeology - The underlying geology of the site includes Alluvium which may well contain buried and possibly waterlogged archaeological remains together with evidence of past environmental conditions.
The site lies to the north of the projected route of the main London to Dover Roman road along which numerous archaeological remains have been discovered. Roman burials have recently been recorded to the west of the site. The site has seen a succession of riparian development over the last few centuries and remains of industrial archaeological interest including the former Phoenix brewery may survive
Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.

Design considerations:
The "Star Hill to Sun Pier Design Guide" Planning and Design Strategy was adopted in May 2004. This provides advice on the mix of uses, location, layout, form and appearance of development, whether it be buildings, streets or spaces within Star Hill Sun Pier. The aim of the Guidance is to ensure that development is implemented in accordance with planning and design policies.

- Development will need to respect the conservation area and the concerns raised by English Heritage
- Contribution of existing buildings to the character needs to be taken into account.

Access/Transport considerations:

LTP requirements:

HA View: Due to the relatively small scales of these developments, on there own they are not likely to have a significant impact on the trunk roads, however there are other developments proposed in this area. Therefore the HA recommends that the combined impact of all developments at this location are assessed.

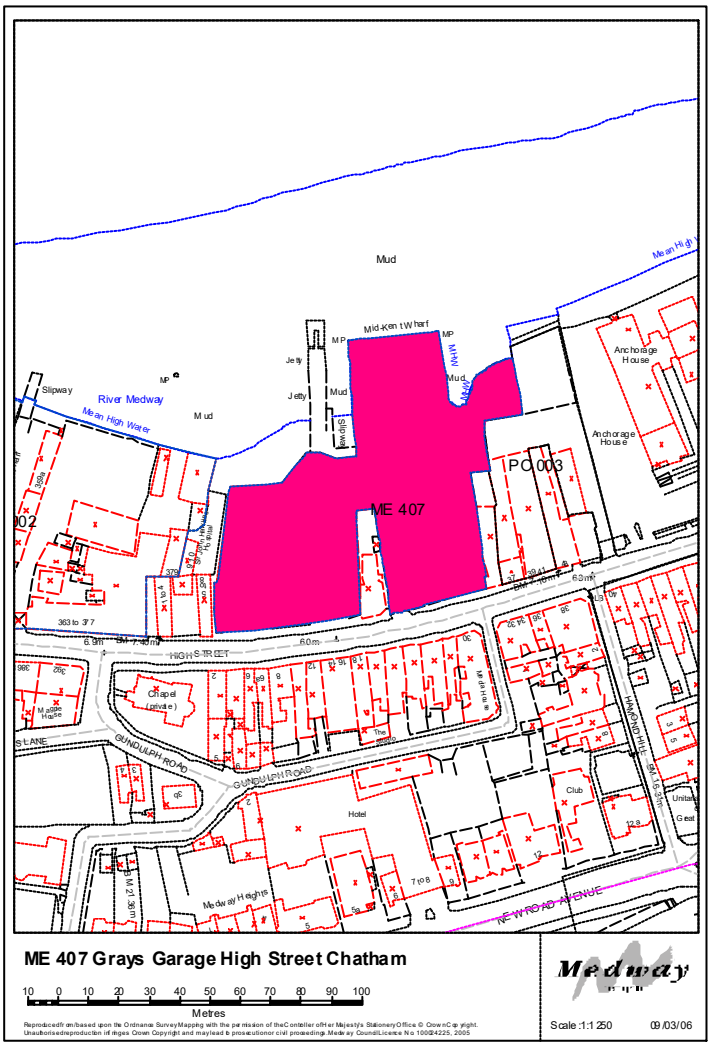
Other requirements:

Archaeological requirements: Development with archaeological measures secured through a suitable condition on any planning consent would be possible on this site. Development should be sensitive to the setting and amenity of the Conservation Area and historic buildings in the vicinity.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Star Hill to Sun Pier Featherstones, Rochester	200	80	St Margaret's at Troy Town Primary	40	St John Fisher	Contribution required toward to new primary school on Rochester Riverside.
			New primary school Rochester Riverside		Fort Pitt Grammar	

Site Reference: ME 407	Address: **Gray's Garage High Street Chatham**



Indicative housing capacity: 60

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: MLP 2003 allocation (ME 407)

SPD? Star Hill to Sun Pier area covered by SPG

Housing mix and types:

Affordable housing:

Mixed uses: Commercial – active ground floor uses with residential above

Site constraints:

- The site lies within a Conservation Area close to a number of Listed Buildings including the 16th century St John Hawkins Almshouses and the 11th century St Bartholomew's Chapel.
- Flood risk
- Potential land contamination

- Biodiversity considerations esp. in respect to the mudflats

Archaeology - The underlying geology of the site includes Alluvium which may well contain buried and possibly waterlogged archaeological remains together with evidence of past environmental conditions.
The site has seen a succession of riparian development over the last few centuries and remains of industrial archaeological interest may survive
Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains

Design considerations: The "Star Hill to Sun Pier Design Guide" Planning and Design Strategy was adopted in May 2004. This provides advice on the mix of uses, location, layout, form and appearance of development, whether it be buildings, streets or spaces within Star Hill Sun Pier. The aim of the Guidance is to ensure that development is implemented in accordance with planning and design policies.

Access/Transport considerations:

LTP requirements:

HA view: Due to the relatively small scales of these developments, on there own they are not likely to have a significant impact on the trunk roads, however there are other developments proposed in this area. Therefore the HA recommends that he combined impact of all developments at this location are assessed.

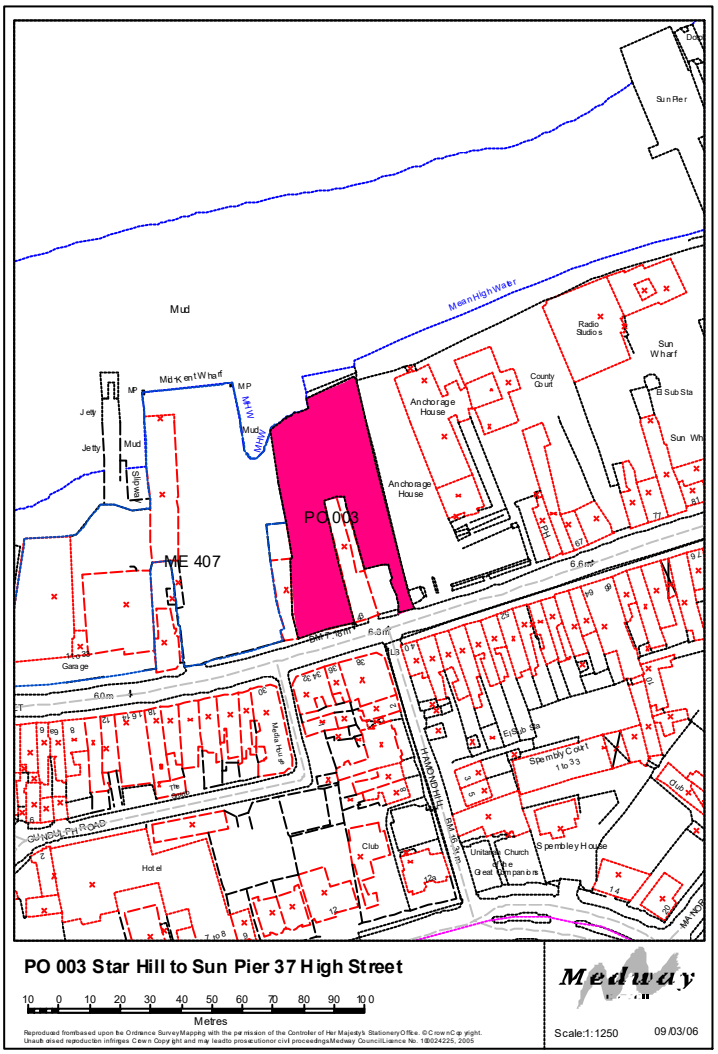
Other requirements:

Archaeological requirements: Development with archaeological measures secured through a suitable condition on any planning consent would be possible on this site. Development should be sensitive to the setting and amenity of the Conservation Area and historic buildings in the vicinity.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Grays Garage, High Street, Chatham	60	24	St Margaret's at Troy Town	12	Fort Pitt Grammar	
			New Road Primary, Chatham			

Site Reference: PO 003	Address: **Star Hill to Sun Pier (37 High Street)**



Indicative housing capacity: 30

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: New site at Preferred Options (urban capacity study)

SPD? Star Hill to Sun Pier area covered by SPG

Housing mix and types:

Affordable housing:

Mixed uses: Commercial – active ground floor uses with residential above

Site constraints:

- Flood risk
- Potential land contamination
- Biodiversity considerations esp. in respect to the mudflats

Archaeology - The underlying geology of the site includes Alluvium which may well contain buried and possibly waterlogged archaeological remains together with

evidence of past environmental conditions.
The site has seen a succession of riparian development over the last few centuries and remains of industrial archaeological interest may survive
The site lies within a Conservation Area.
Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.

Design considerations: The "Star Hill to Sun Pier Design Guide" Planning and Design Strategy was adopted in May 2004. This provides advice on the mix of uses, location, layout, form and appearance of development, whether it be buildings, streets or spaces within Star Hill Sun Pier. The aim of the Guidance is to ensure that development is implemented in accordance with planning and design policies.

Access/Transport considerations:

LTP requirements:

Ha view: Due to the relatively small scales of these developments, on there own they are not likely to have a significant impact on the trunk roads, however there are other developments proposed in this area. Therefore the HA recommends that he combined impact of all developments at this location are assessed.

Other requirements:

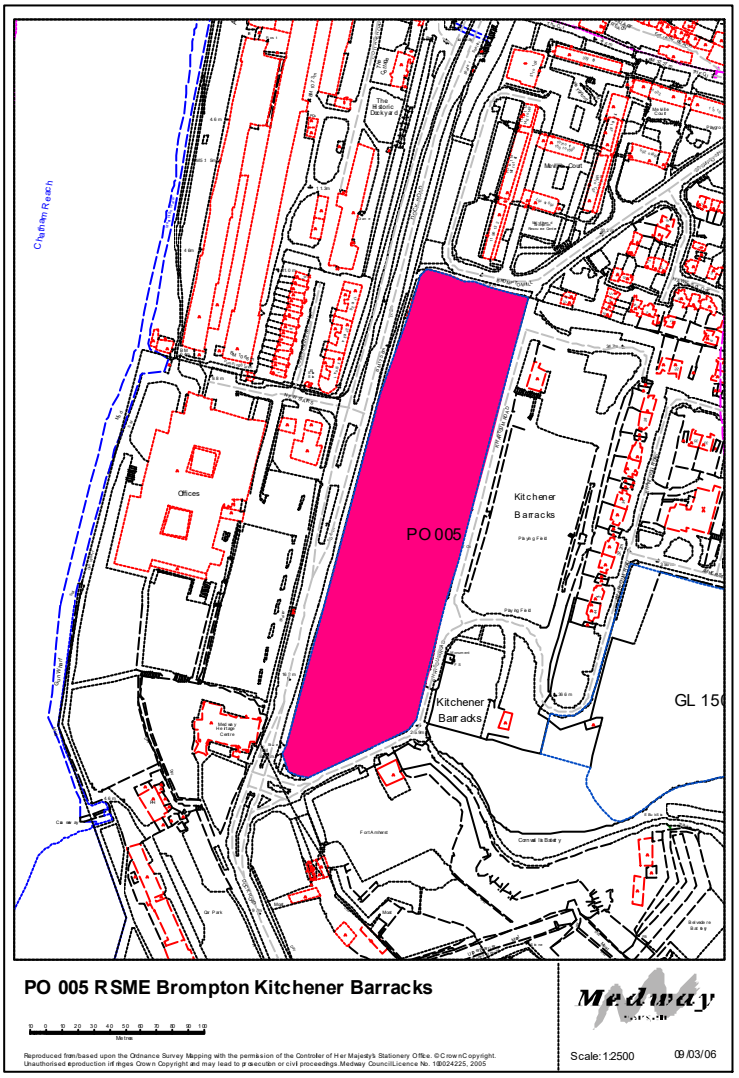
Archaeological requirements: Development with archaeological measures secured through a suitable condition on any planning consent would be possible on this site. Development should be sensitive to the setting and amenity of the Conservation Area and historic buildings in the vicinity.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Star Hill to Sun Pier 37 High Street, Rochester	30	12	St Margaret's at Troy Town Primary	6	St John Fisher	Developer contribution for additional places at existing schools
			New primary school Rochester Riverside		Fort Pitt Grammar	

(Holdfast has requested that the map is revised to include the playing fields, urban design appraisal considered the larger site as requested)

Site Reference: PO 005	Address: **RSME Brompton (Kitchener Barracks)**



Indicative housing capacity: 300

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: New site at Preferred Options (urban capacity study)

SPD? SPD for this site included in Local Development Scheme

Housing mix and types: Mixed housing type approach

Affordable housing:

Mixed uses:

Site constraints:

Archaeology – The site has been a barracks site since the 19th century and remains of some military interest are likely to be present within the proposal area.

Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.

Design considerations:

- The site is elevated from Dock Road and is in a very prominent location in Chatham's Townscape. The Kitcheners Barracks were originally constructed in 1757 as the Chatham Infantry Barracks. The present barracks is a largely 1930s complex of imposing character and prominent in the landscape as a result.
- A high wall, (part of which still exist as a few buildings from the former Infantry Barracks), surround the site. The most prominent of these surviving buildings is a two-storey early 19th C building, opposite the entrance to Fort Amherst. There is s small area of open space within which stands a fine statue in front of Kitchener Barracks
- The site graduates down from Amherst Hill to Dock Road in different stages. The topography is quite dramatic and the design needs to recognise this fact in order to preserve the character of the area.
- There a number of mature trees across the site, particularly near Fort Amherst.
- The original parade ground to the east of the barracks survives as open space

Urban Design principles

1. Maintain the historic morphology of the site (?)
2. Maintain and preserve the surviving buildings from the 19th C and their settings.
3. Development should take into account the topography of the site and its prominent location in providing a foreground to the Lines from many views.
4. Development should not to exceed the height of the existing buildings so as not to be over dominant in the landscape (?).
5. Create pedestrian links to the Lines.
6. Increase permeability from the residential area adjacent to Chatham Centre.
7. Maintain and enhance a high percentage of open space created around the original parade ground (?)

Access/Transport considerations:

LTP requirements:

HA view:

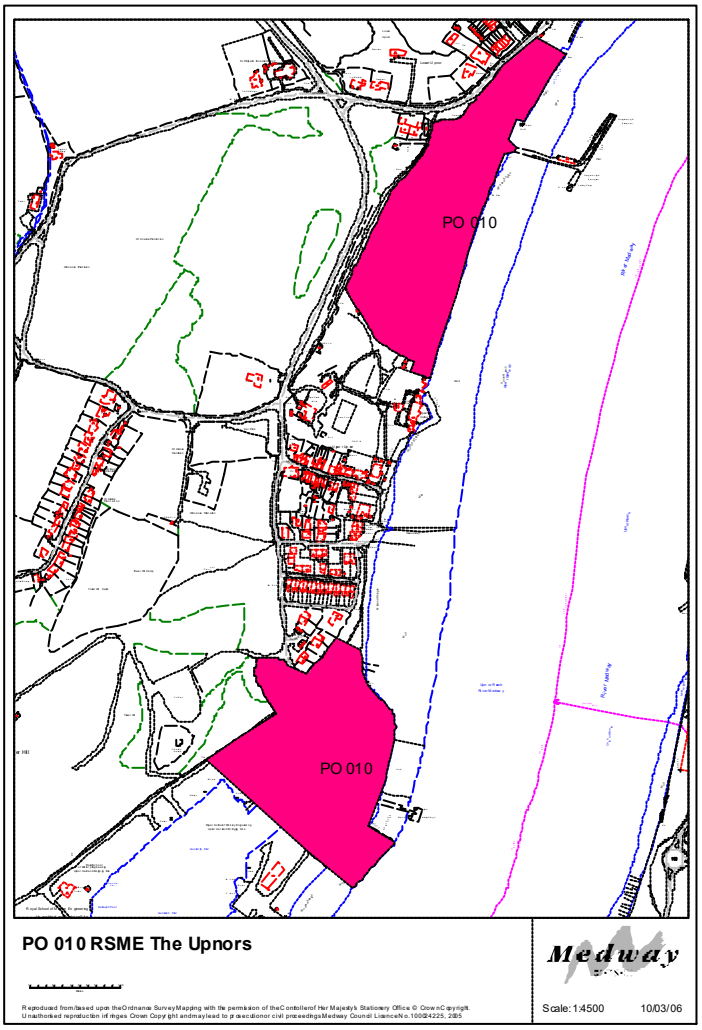
Other requirements:

Archaeological requirements: Development with archaeological measures secured through a suitable condition on any planning consent would be possible on this site. Development proposals should be sensitive to the historic environment of this area of Chatham.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
RSME Brompton Kitchener Barracks	355	142	Brompton Westbrook Primary	71	New Brompton college	Developer contribution for additional places at existing schools

Site Reference: PO 010	Address: **RSME The Upnors**



Indicative housing capacity: 110

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: New site at Preferred Options (urban capacity study)

SPD? SPD for this site included in Local Development Scheme

Housing mix and types:
Suburban layout - mixture of 3 and four town and semidetached houses – with no habitable rooms on the ground floor

Affordable housing:

Mixed uses: Mixed-use - commercial, leisure / restaurants and retail with residential on Lower Upnor (clear link to river) - Residential predominantly on Upper Upnor

Site constraints:

- Potentially affected by land contamination
- Includes land that is part of Chattenden Woods Site of Special Scientific Interest (SSSI), as well as ancient woodland and other important wildlife habitats. English Nature notes that potential impact on the SSSI is flagged up as a development constraint.
- Biodiversity constraints due to the mudflats
- The potential for flood risk which will require the implementation of mitigation measures.
- The torpedo sheds are likely to designated as Listed Buildings and any development on this site will have respect this designation.

Archaeology - The proposal site at Lower Upnor has considerable archaeological potential. The site lies just to the north of Upnor Castle, a Scheduled Monument and contains historic miltary remains including the sites of the 17th century James and Middleton Batteries. The SMR also records Upnor Magazine and Upnor Powder Quay in the site. A Bronze Age sword ahs been recovered from the river in this area.
The proposal site at Lower Upnor is less sensitive but still retains potential for the presence of buried archaeological remains. The SMR reports a number of wrecks in the area as well as a 19th century cement works and the site of the 1940s Royal Engineers camp. The underlying geology of both sites includes Alluvium which may well contain buried and possibly waterlogged archaeological remains together with evidence of past environmental conditions.
Scale 2,3
2 = Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.
3 = Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.

Design considerations:
Upper Upnor

1. This is a flat site with the river boundary on the East side and a pond on the South West. The site is in an area of flood risk and the design should respond to this constrain.
2. As a riverside location this site represents an excellent opportunity for a high quality scheme. The views from and to the site are unique and proposals

should not negatively impact on the existing built and natural environment There are no trees on site to preserve, nevertheless new planting should be included to maintained the rural appearance of the village. Backdrop of green wooded hillside precludes high development.

3. The Conservation area includes two storey terraces and semidetached houses, as well as Upnor Castle, which is the principal landmark on this side of the river.

Upper Upnor Urban Design principles

1. Any layout should be driven by the landscape qualities of the site and the existing buildings in the village.
2. Create a permeable street pattern to maintain access to the river.
3. The existing pathway on the northern side should maintained. Buildings should front on to this.
4. The design needs to retain access to the military facilities on the southwest. So to allow for future development should this land be released by the MoD.

Lower Upnor

- This is an attractive riverside site and Army ordnance yard with a potential for some mixed-use development to increase facilities for the residents in the vicinity and attract visitors.
- Retention of some historic buildings would preserve the character of the area. This depends on further assessments and consultation with English Heritage. Retention of the existing buildings creates the opportunity to design unique commercial units that will contribute to the sustainability of the village.
- The site is border by the river on the Eastern side and Upnor castle and gardens on the South West side.
- The site lies entirely within Upnor Conservation Area. Any new development must sit comfortably within the unique historic environment created by the Castle, existing buildings on the site and the wooded backdrop provided by the hillside above the site. This is a significant constraint.
- The site is flat along the river and on the North side, but the land rises steeply from the River towards Upchat Road, which provides an attractive green backdrop to the existing buildings in the foreground.
- There are number of mature trees on the site. These trees provide an attractive mature landscape feature for the village and the Castle. Views from and to the site are important as this view is mentioned in the Buildings Height Policy for Medway, which considers this as a strategic view to be protected.
- The surrounding area is a traditional rural village pattern with some modern development on the North side. The site itself is cut off from the village by a brick wall and gates. It consists of a range of ordnance buildings and has its own separate character

Lower Upnor Urban Design principles

1. Maintain and take advantage of views to Chatham and beyond.
2. Maintain the site boundary vegetation on the west side.
3. Retain and convert some of the existing buildings to enhance the character of the area.
4. Provide a good access to the riverfront.

5. Proposed a mixed-use development with additional facilities and services for the village.
6. Take careful consideration of the proximity to Upnor Castle and achieve sensitive design.
7. Provide an attractive riverfront for residents and visitors.

Access/Transport considerations:

- Consider that there are strategic access opportunities and linkage to Chattenden and Hogmarsh.
- Any proposal needs to be supported by a transport assessment due to the limited accessibility of the site and poor transport services.
- *Lower Upnor:* The only vehicular access to the site is from Upnor Road.

LTP requirements:

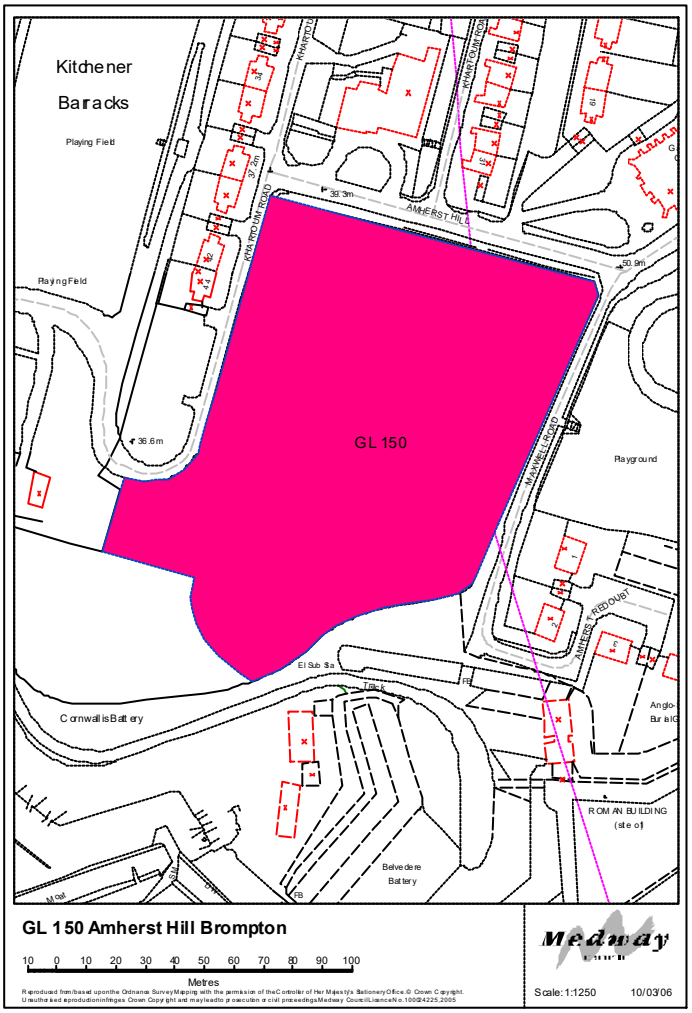
Other requirements:

Archaeological requirements: Development at the Lower Upnor site should be sensitive to the setting and amenity of Upnor Castle as well as other historic buildings within or close to the site. Any planning application should be accompanied by sufficient archaeological assessment to enable an informed decision to be reached allowing for the preservation of any important remains. Development with archaeological measures secured through a suitable condition on any planning consent would be possible on the Upper Upnor site.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
RSME The Upnors	100	40	Wainscott Primary	20	Chapter	Developer contribution for additional places at existing schools
			Hoo St Werburgh Primary		Temple	
			Chattenden Primary			

Site Reference: GL 150	Address: **Amherst Hill Brompton**



Indicative housing capacity: 34

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: MLP 2003 allocation (GL 150)

SPD? Amherst Hill Development Brief to be produced

Housing mix and types: High quality executive houses

Affordable housing:

Mixed uses: Residential only

Site constraints:

- This site is within 250m of a landfill site which may impact any development (???)

Archaeological requirements: The site lies immediately north of the Brompton Lines a Scheduled Monument. Other military remains may lie within the site boundaries.
A Roman building and an Anglo-Saxon burial ground have been recorded on Amherst Hill to the south east of the proposal site.
Scale 2 - Pre-determination assessment should be carried out to clarify whether

development of any part of the site is possible.

Design considerations:

Access/Transport considerations:

LTP requirements:

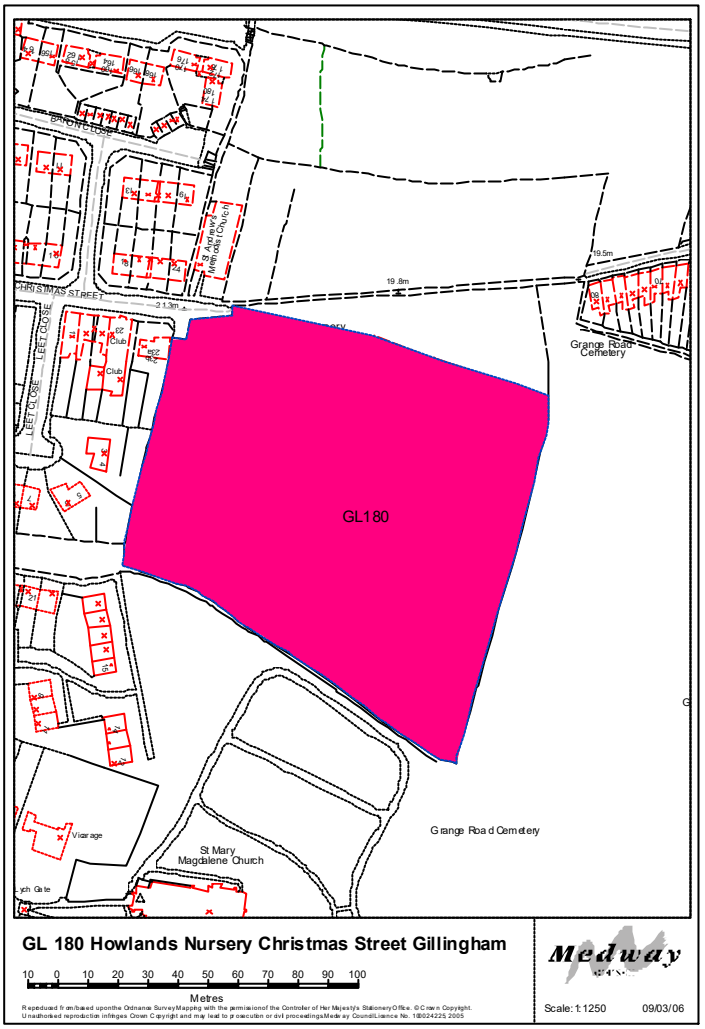
Other requirements:

Archaeological requirements: Development of this site should be sensitive to the setting of the Brompton Lines. Any planning application should be accompanied by sufficient archaeological assessment to enable an informed decision to be reached allowing for the preservation of any important remains.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Amherst Hill, Brompton	34	14	Brompton Westbrook Primary	7	New Brompton College	

Site Reference: GL 180	Address: **Howlands Nursery Christmas Street Gillingham**



Indicative housing capacity: 60

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status:

SPD? No

Housing mix and types:

Affordable housing:

Mixed uses:

Site constraints:

- Site may be affected by land contamination.

Archaeology - This proposed development site lies just outside the medieval core of Gillingham, and north of the medieval church of St Mary Magdalene, a Listed Building.

There is general background archaeological potential in this area of the Medway coastline for archaeological remains from prehistoric times onwards. Important Pleistocene deposits also occur in the area. On early Ordnance Survey maps there is evidence that the site has been severely truncated in places by quarrying, particularly on its eastern half.
Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.

Design considerations:

Access/Transport considerations:

LTP requirements:

HA view: Preliminary analysis has shown that these individual housing sites are unlikely to have a material effect on the trunk road network

Other requirements:

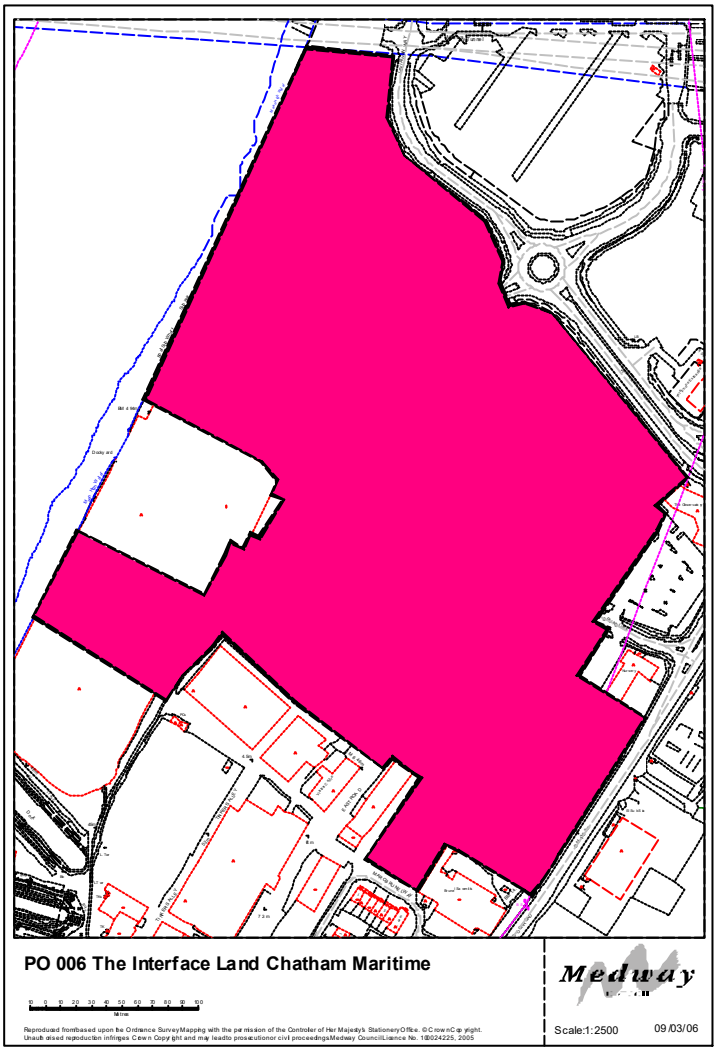
Archaeological requirements: Development with archaeological measures secured through a suitable condition on any planning consent should be possible on this site. Needs to be sympathetic to the setting of St Mary Magdalene Church

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Howlands Nursery Christmas Street, Gillingham	45	18	Saxon Way Primary	9	Robert Napier	
			St Mary's RC Primary			

(Chatham Dockyard Trust has requested that the map is revised – meeting awaited)

Site Reference: PO 006	Address: **The Interface Land Chatham**



Indicative housing capacity: 800

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: New site at Preferred Options (urban capacity study)

SPD?

Housing mix and types:

Affordable housing:

Mixed uses:

Site constraints:

- The site falls with in the high-risk flood zones 2 & 3
- Potential land contamination

Archaeology - The proposed development site is of considerable historic and archaeological value being located within the Chatham Historic dockyard a potential World Heritage Site.

The site contains Scheduled Monuments and other nationally important remains associated with the dockyard. It also falls within a Conservation Area.
The underlying geology of the site includes Alluvium which may well contain buried and possibly waterlogged archaeological remains together with evidence of past environmental conditions. Nearby excavations for the Medway Tunnel construction recorded remains of Middle Palaeolithic, Neolithic, Bronze Age, Iron Age and Roman date within the alluvia sequence.
Scale 1, 2
1 = Development of this site (or part of) should be avoided
2 = Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.

Design considerations:

Access/Transport considerations:

LTP requirements:

HA view: Preliminary analysis of approximant 450 dwellings have the capability to produce around 5000 daily trips, based upon preliminary analysis reference to 'Travel to Work' statistics indicates that about 9% of Chatham residents would use the trunk roads to travel to their destinations. Despite its distance from the trunk road, the scale of this development means that it is possible that travel-to-work patterns could lead to an impact on the trunk road network and so the HA would wish to receive details of the site as they emerge

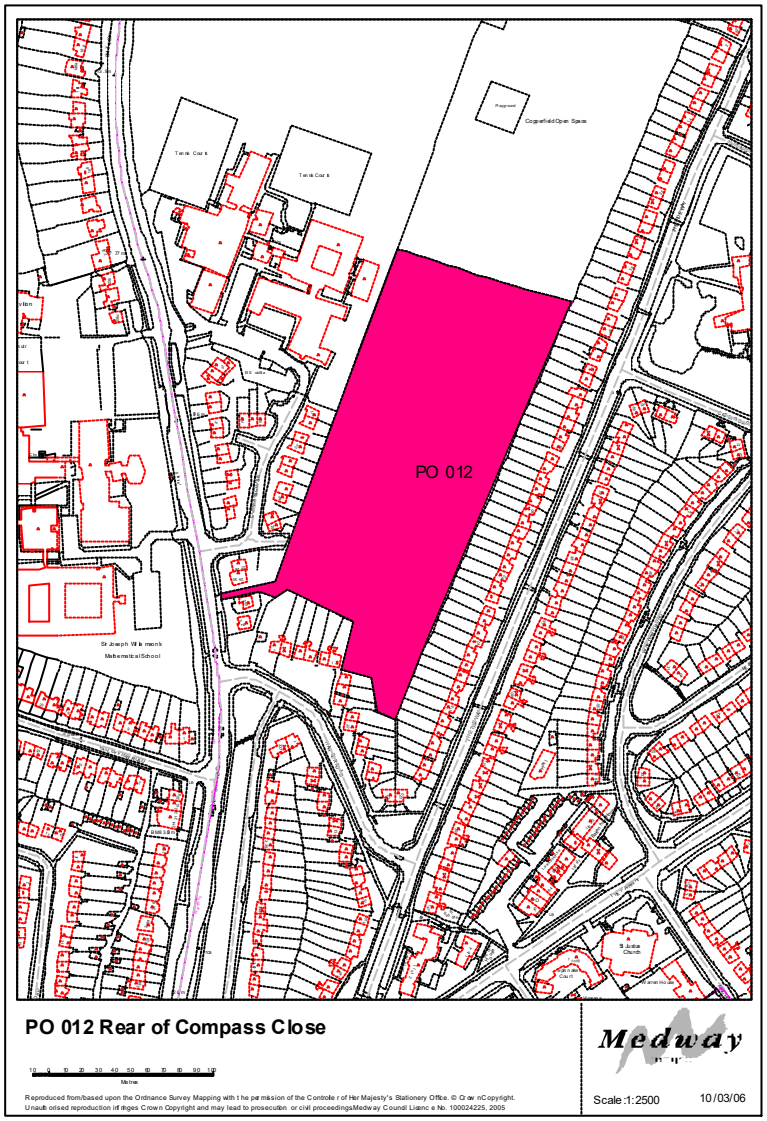
Other requirements:

Archaeological requirements: Development of this site should be sensitive to the historic environment of the Chatham Historic Dockyard and avoid impact on the Scheduled Monuments and other remains of national importance. Any planning application should be accompanied by sufficient archaeological assessment to enable an informed decision to be reached allowing for the preservation of any important remains.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
The Interface Land Chatham Maritime	450	180	St Mary's Island C of E Primary	90	New Brompton College	Developer contribution for additional places at existing schools
			Brompton Westbrook Primary			

Site Reference: PO 012	Address: **R/O Compass Close Rochester**


PO 012
Cogsefield Open Space
Tennis Court
Tennis Court
St Joseph Wilkinson Mathematical School
PO 012 Rear of Compass Close
Medway
Scale:1:2500
10/03/06
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Indicative housing capacity: 105

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: New site at Preferred Options (urban capacity study)

SPD? No

Housing mix and types:

Affordable housing:

Mixed uses: Residential only

Site constraints:

- Site is on a source protection zone 3 for public water supply.

Archaeology - No archaeological finds have been made in the immediate area of the proposed development although a Roman road from Rochester to the Weald passes to the east. The site has not been previously developed.
Scale 4 - Low level archaeology anticipated which could be dealt with through suitable

conditions on a planning approval.

Design considerations:

Access/Transport considerations:

LTP requirements:

HA view: This development could potentially generate around 900 daily trips from 76 dwellings, based upon preliminary analysis. It is possible that travel-t-work patterns could lead to an impact on the trunk road network.

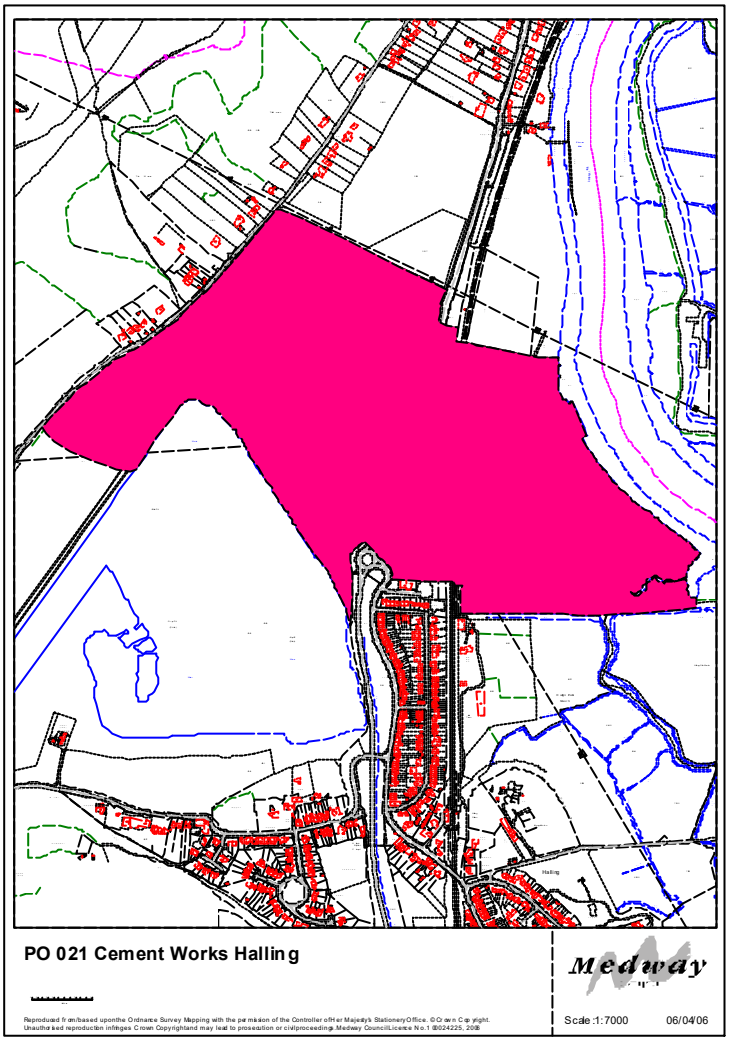
Other requirements:

Archaeological requirements: Development with archaeological measures secured through a suitable condition on any planning consent would be possible on this site.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Rear of Compass Close	76	30	Delce Infant & Junior	15	Rochester Girls Grammar	Developer contribution for additional places at existing schools
					Sir Joseph Williamson's Mathematical	

Site Reference: PO 021	Address: **Former Cement Works Halling**



Indicative housing capacity: 550

Development programme: **2006-11 2011-16 2016-21 post 2021**

Status: New site at Preferred Options (urban capacity study)

SPD? No

Housing mix and types:

- Component of sheltered housing to met local needs

Affordable housing:

Mixed uses:

- Housing
- Employment (job yield to be at least that for the existing employment area)
- Community uses

- Potential for water-based leisure uses subject to health and safety considerations

Site constraints:

- Stabilisation of chalk cliff around the grey pit lake

Archaeology - The proposal site is presently occupied by a cement works and features of local industrial archaeological interest may be present. The construction and operation of the cement works is likely to have had a significant impact on earlier archaeological remains although it is possible that deeply buried Pleistocene deposits may survive on the site. A Bronze Age barrow was lost to quarrying south west of the proposal site.
Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.

Design considerations:

Access/Transport considerations:

- TA required
- Access from A228 frontage
- No vehicular access from Pilgrims Rd
- Potential for pedestrian access from Pilgrims Rd
- The development will need to consider how it relates to Lower, Upper and North Halling

LTP requirements:

HA view: Using first principle assumptions we would expect that 150 houses would generate 1600 trips. Given its location Reference to 'Travel to Work' statistics indicates that this percentage could be as high as 19% of the generated trips.

Other requirements:

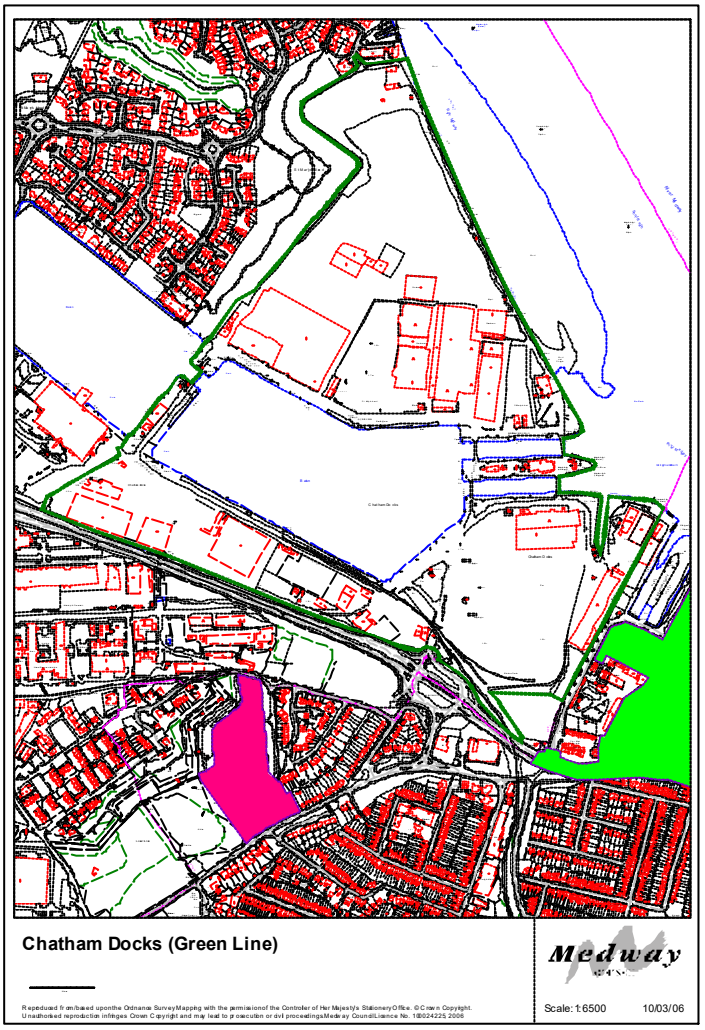
- Link development of this site to the need for positive management schemes for the rest of their estate
- Land adjacent to Ranscombe Farm, Blue lagoon and Dean Valley – all have great potential for landscape / biodiversity and access.
- Long-term management arrangements for nature reserve
- Job yield to be at least that for the existing employment area
- Clear strategy for the re-location of existing residents in Formby Terrace

Archaeological requirements: Development with archaeological measures secured through a suitable condition on any planning consent would be possible on this site.

Potential Effect on Medway Schools

Site	No of Units	Possible primary pupil product @ 0.4	Nearby Infant/Junior/Primary Schools	Possible secondary pupil product @ 0.20	Nearby Secondary schools	Comments on developer contributions required
Former Cement Works Halling	550	220	Halling Primary	110		Contribution required for both secondary and primary. Need also to consider Holborough (Kent). Both Halling and the Cuxton schools capable of being extended.

Site Reference: SS 001	Address: **Chatham Docks**



Indicative housing capacity: 1200

(To identify the capacity of this site, density multipliers were used instead of design led approaches due to the complexity of the site and time constraints)

Development programme: **2006-11 2011-16 2016-21 post 2021**

(The Council's preference is to keep Chatham Docks as a working port and only if that use becomes uneconomic or unviable would we look at alternative uses – the development will be phased accordingly)

(Information from developer / owner - It is intended to develop the site on a phased basis coordinated with port related uses over a number of years)

Status: New site at Submission Stage (Representation at Preferred Options)

SPD? Yes

Housing mix and types:

- *New Multi-use complex with local and regional facilities*

- *Business mixed use area* - residential provision of the site is in the region of 300 dwellings, mostly high-rise flat accommodation mixed between one and two bedrooms, and a good proportion of live/work units.
- *Residential quarter* – 900 dwellings 1 and 2 bed flats, 2,3 and 4-5 bed houses

Affordable housing:

Mixed uses:

The area has been divided into 3 areas as follows:

• *New Multi-use complex* with local and regional facilities (This site could accommodate local and regional facilities such as sport facilities, conference centre, hotels, multi-storey car park and some additional uses)

• *Business mixed use area* could accommodate a mixed of commercial and office space along Pier Road and residential along the Basin.

• *Residential quarter* - a new neighbourhood with high quality design.

Site constraints:

- Proximity to Special Protection Area includes biodiversity constraints due to the mudflats and impact of over-wintering birds
- The northern half of St. Mary's Island is a former naval waste site and may be contaminated.
- Flood risk

Archaeology - The Chatham Docks site was reclaimed from marshland for use in the Naval dockyard in the 19th century. Within the alluvial silts, there is a potential for the presence of prehistoric land surfaces and remains associated with the exploitation of the marshland environment. Deposits of geo-archaeological and palaeo-environmental significance may also be present. Evidence of prehistoric activity in the area is strong. A number of Bronze Age artefacts were discovered at St Mary's Island in the 19th century, while Neolithic tools have been found in the river nearby. Archaeological work at the eastern approach to the Medway Tunnel revealed *in situ* archaeological remains including Neolithic flint working, a late Iron Age hut site and a Romano-British occupation site

Historic maps indicate that the development site includes the location of the former Gillingham Fort, constructed around 1668/9 to strengthen the Medway defences following the Dutch raid in 1667. The location of this fort is likely to be in the eastern area of the site. A French prisoner's cemetery is also recorded to the north west of the site.

The site also includes features of the former naval dockyard including the dockyard wall dating to 1870, locks, slips and docks. Features of the former dockyard would be of maritime and industrial archaeological interest.

Scale 1,2 and 3

Design considerations:

Access/Transport considerations:

- TA required (concerns about capacity of link road)

LTP requirements:

Residential Quarter - This area is located in the North of the site, covering approximately 21.6 ha. This site is almost surrounded by water with very limit access.

Other requirements:

Archaeological requirements: Any planning application for development of this site should be accompanied by sufficient archaeological assessment to enable an informed decision to be reached, allowing for the preservation of any important remains that may be present, in particular any remains of the former Gillingham Fort.

Any planning application should also be accompanied by an assessment of the surviving historic environment of the Chatham Docks to ensure that any planning decision takes full account of historic environment issues.

Development with archaeological and recording measures secured through a suitable condition on any planning consent should be possible on large areas of this site.

Potential Effect on Medway Schools